

## **Abstract**

This thesis deals with a fragment of lease law as the institute of the civil law, specifically with the legislation on the notice of termination of tenancy. The aim of this work is to acquaint the reader with this issue in logical connections primarily on the base of legal regulations, Superior Court practice and commented laws.

The introduction of the thesis is dedicated to the tenancy as a general institute, which is conceived as a protected one in the Czech law system. Further, there is given a brief description of the development of the legal regulation of the tenancy throughout the history, more precisely the notice of termination of tenancy. It is described from the period of Roman law through The First Republic and the occupation, through the period of socialism and totalitarianism up to the current legislation.

The focus of this thesis is the analysis of particular notice reasons which are divided into two basic groups – the notice with the court's permission and the notice without court permission, where both interpretations – interpretations of legislation valid until May's Civil Code amendment effect as well as interpretation of legislation after its effect – are approached.

The thesis has a compilatory character, while using not only analytical scientific method, but also the method of comparison – particularly in chapter 13 which contains the comparison of notice reasons in the Czech Republic with Slovak legal regulation.

The conclusion mentions the legal regulation of the notice of termination of tenancy as set in the new Civil Code whose main aim should be the extension of the autonomy of the contracting parties and at the same time the reinforcement of the lessor's disposition authority.