

## **Abstract**

This thesis is specialized in the lease of an apartment as the most frequent way of satisfying of human requirement of housing. The thesis deals with actual legal regulation in view of the last important amendment made by the Act No 132/2011, Coll., relevant practise of courts, especially Supreme Court of Czech Republic, which is absolutely crucial in this field of legislation and last but not least short comparison with legal regulation to be brought by Act 89/2012, Coll., the Civil Code effective as of 1 January 2014. This thesis is divided on the basic part including general aspects of a residential lease, i.e. definitions of the term “apartment”, specific categories of apartments, appurtenances and fixtures of apartments and the lease in general, and the special part deals specifically with the residential lease, especially with the rental agreement, the definition of rights and obligations of contracting parties, repairs and modifications of an apartment, termination of the lease, common lease, changes in the rental relationship etc. Anotations to the legal regulation to be brought by new civil code are mentioned during the whole text of the thesis.

