

## **Abstract**

The diploma thesis is focused on the apartment lease termination. The goal of the thesis is to analyse legislation of the ways of apartment lease termination which are the most important in practice. Specifically it includes an agreement, an expiry of the period, a notice and a death of a lessee. Another goal of the thesis is to identify and aim at shortcomings of the current legislation and also to propose their suitable solutions.

The thesis consists of introduction, three parts and conclusion. It draws information from legal regulations, legal literature, case law and other.

The first part of the thesis deals with general characteristics of apartment lease and its termination. The legislation, basic features of apartment lease and its termination are described there and also the classification of the ways of apartment lease termination is done there.

The second part of the thesis describes the ways of apartment lease termination except notice. At first the attention is concentrated on an agreement about apartment lease termination, mainly its form and consequences followed from a breach of the form. Then the thesis is focused on apartment lease termination by expiry of the period and also on renewal of lease which relates to it. Subsequently problems of a death of the lessee and the passage of the lease to members of the lessee's household are mentioned. Finally other ways of apartment lease termination are mentioned, it means a merger of lessor and lessee, a destruction of the subject of performance (apartment) and a withdrawal from contract.

The next part of the thesis deals with a notice from apartment lease. At first a general characteristic is done and then the thesis is focused on the notice from lessee, the notice from lessor and the notice relates to change of an ownership. In the analysis of notice from lessee the thesis deals with notice from the lease for a definite period, notice from the lease for an indefinite period, notice without a notice period and a protection of lessor against notice. The possibility of notice from lessee's heir is also outlined. When the notice from the lessor is analysed the questions which are common for this issue are mentioned firstly, for example defences of lessee against notice or a possibility of lessee to apply a court to review the lawfulness of the notice. Then it is aimed at particular

possibilities of the lessor to terminate the lease by three months' notice, two months' notice or without a notice period.

In the last part of the thesis there are emphasized principal issues and author's opinions. At the same time the possibilities of legislation improvement are evaluated.