

## **Abstract**

This thesis deals with residential lease. Due to the limited scope of the thesis it was impossible to cover the topic in a more comprehensive manner. The aim of the thesis is to systematically analyse only some issues of legal regulation of the residential lease. The thesis discusses the interpretation of certain general issues of the residential lease and the termination of the residential lease, focusing on various ways of termination. The thesis deals with absolute termination of residential lease.

The thesis focuses on selected provisions of Act No. 89/2012 Sb., the Civil Code, using the scientific literature, the thesis is also concerned with relevant practise of courts. In some cases, the thesis compares the current Civil Code with the previous legal regulation, Act No. 40/1964 Sb., the Civil Code, as amended.

The thesis is divided into nine chapters, which are subdivided into subchapters.

The first chapter deals with the basic definition of the lease, analysis of the concept of apartment and house, legal regulation of the residential lease and it briefly describes the differences between a lease and other related contracts.

The second chapter provides an overview of the provisions of the Civil Code relating to termination of the residential lease and outlines possible ways of termination of the residential lease.

The following chapters contain an analysis of particular forms of termination of the residential lease.

The third chapter defines the institution of withdrawal from a lease contract, compares it with the previous legislation and discusses the options of withdrawal from a lease contract for legal reasons.

The following chapters firstly mention expiration of a fixed-term lease and renewal of the lease, secondly the issue of cessation of existence of apartment, thirdly termination of the lease by merger of rights and duties in one person.

Chapter seven considers the agreement to terminate the lease, addresses the form of such agreement and the potential consequences of failure to comply with the required form. This chapter also includes a comparison with the previous legislation.

Chapter eight is the most extensive, focusing on the notice of termination of the residential lease. This is a detailed analysis of the lessee's and lessor's notice of termination of the lease.

Chapter nine encompasses the possible ways of termination of the residential lease related to death of the lessee, respectively termination of the lease by death of the lessee of a company apartment or a special-purpose apartment. It also mentions specific way of termination of the lease of a company apartment.