

## **Landlord and Tenant Law**

In parallel with its project on modernisation and reform of land law and conveyancing law, the Commission initiated a major research project on Landlord and Tenant Law with a view to making recommendations for reform. In 2007, the Commission published a [Report on the Law of Landlord and Tenant Law](#) (LRC 85-2007), which followed from its [Consultation Paper on Business Tenancies](#) (LRC CP 21-2003) and [Consultation Paper on the General Law of Landlord and Tenant](#) (LRC CP 28-2003). The 2007 Report contains a draft Landlord and Tenant Bill. In connection with the general law, which deals with the key legal features of the relationship between landlord and tenant, the draft Bill: clarifies the extent of the general obligations of the landlord and tenant, in particular where the parties fail to make specific provision in the lease or tenancy agreement; clarifies and modernises the rules on terminating a lease or tenancy (currently called "notice to quit") and deals with the rights to a new tenancy or the restrictions on those rights; proposes to circumscribe the current blanket exemptions of the State as landlord in business tenancies; and proposes the repeal and replacement of pre-1922 statutes concerning landlord and tenant law, notably "*Deasy's Act*", the *Landlord and Tenant Law Amendment Act Ireland 1860*. In terms of the discrete aspect of landlord and tenant law concerning business tenancies, the draft Bill replaces, with reform, the current legislation contained in the Landlord and Tenant (Amendment Acts 1980, 1984, 1989 and 1994.