



# Business Tenancies Act (Northern Ireland) 1964<sup>F1</sup>

## CHAPTER 36

### BUSINESS TENANCIES ACT (NORTHERN IRELAND) 1964

#### PART I

#### SECURITY OF TENURE FOR BUSINESS, PROFESSIONAL AND CERTAIN OTHER TENANTS

##### TENANCIES TO WHICH PART I APPLIES

- 1 Tenancies to which this Part applies.
- 2 Tenancies to which this Part does not apply.

##### CONTINUATION OF TENANCIES

- 3 Continuation of tenancies to which this Part applies until terminated in accordance with this Part.
- 4 Termination of tenancy by the landlord.
- 5 Request by tenant for a new tenancy.
- 6 Further provisions for the termination of tenancies to which this Part applies.
- 7 Agreements for future tenancies.

##### APPLICATION TO THE LANDS TRIBUNAL FOR NEW TENANCIES

- 8 Application to Lands Tribunal for new tenancies.

*Changes to legislation: There are currently no known outstanding effects for the Business Tenancies Act (Northern Ireland) 1964. (See end of Document for details)*

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- 9 Interim continuation of tenancies pending determination by the Lands Tribunal.
- 10 Opposition by landlord to application for new tenancy.
- 11 Dismissal of application for new tenancy where landlord successfully opposes.
- 12 Powers of Lands Tribunal to grant a new tenancy on application.
- 13 Property to be comprised in new tenancy.
- 14 Duration of new tenancy.
- 15 Rent under new tenancy.
- 16 Other terms of new tenancy.
- 17 Carrying out of order for new tenancy.
- 18 Powers of Lands Tribunal where landlord cannot be found or is under a disability.
- 19 Compensation where order for new tenancy is precluded on certain grounds.
- 20 Restriction on agreements excluding provisions of Part I.
- 21 Compensation for misrepresentation, etc., or landlord's failure to fulfil intentions.
- 22 Penalties for fraud or the wilful concealment of material facts.

#### GENERAL AND SUPPLEMENTARY PROVISIONS

- 23 Duty of tenants and landlords of business premises to give information to each other.
- 24 Trusts.
- 25 Groups of companies.
- 26 Provisions as to reversions.
- 27 Provision as to overholding.
- 28 Meaning of "the landlord" in Part I and provisions as to mesne landlords.
- 29 Interpretation of Part I.

#### PART II

#### COMPENSATION FOR IMPROVEMENTS

- 30 Right of tenant to compensation for improvements.
- 31 Time for the service of claims for compensation for improvements.
- 32 Right of mesne landlords to compensation for improvements.
- 33 Measure of compensation for improvements.
- 34 Notices in relation to the making of an improvement.
- 35 Execution of improvement in absence of objection.
- 36 Rights of parties on service of notice of objection.
- 37 Rights of parties on service of notice of undertaking.
- 38 Improvements made in pursuance of a statutory obligation.
- 39 Restrictions on right to compensation for improvements.
- 40 Improvement certificates.
- 41 Right to make deductions.
- 42 Restriction on agreements excluding provisions of Part II.
- 43 Right of entry.
- 44 Extension of times limited by this Part.
- 45 Meaning of "landlord" for the purposes of Part II.
- 46 Interpretation of Part II.

## PART III

### MISCELLANEOUS AND SUPPLEMENTARY

- 47 Mortgagees in possession.
- 48 Determination of tenancies of derelict land.
- 49 Application of capital money under the Settled Land Acts.
- 50 Protection of landlords in fiduciary capacities.
- 51 Provisions as to notices.
- 52 Service of notices.
- 53 Application and adaptations of certain enactments.  
S. 54 rep. by SLR 1973
- 55 Interpretation.
- 56 Short title and transitional provisions.

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### SCHEDULES

- SCHEDULE 1 — PROVISIONS FOR PURPOSES OF PART I WHERE SEVERAL PERSONS STAND IN THE RELATION OF LANDLORD AND TENANT  
— DEFINITIONS IN THIS SCHEDULE THE FOLLOWING EXPRESSIONS HAVE THE MEANINGS HEREBY...

#### DEFINITIONS

- 1 In this Schedule the following expressions have the meanings hereby...

#### ACTS OF COMPETENT LANDLORDS BINDING ON OTHER LANDLORDS

- 2 (1) Any notice to determine served by the competent landlord...

#### PROVISIONS AS TO CONSENT OF MESNE LANDLORD TO ACTS OF COMPETENT LANDLORD

- 3 (1) If the competent landlord, not being the immediate landlord,...

#### CONSENT OF SUPERIOR LANDLORD REQUIRED FOR AGREEMENTS AFFECTING HIS INTEREST

- 4 An agreement between the competent landlord and the tenant made...

#### SCHEDULE 2 — TRANSITIONAL PROVISIONS

Para. 1 rep. by SLR 1976

- 2 Where before the commencement of this Act a tenancy was...
- 3 Where a tenancy terminated before the commencement of this Act...
- 4 For the purposes of section 5 and section 23(2) a...
- 5 (1) A tenant under a tenancy which was current at...

**Changes to legislation:**

There are currently no known outstanding effects for the Business Tenancies Act (Northern Ireland) 1964.