

*These notes refer to the Defective Premises (Landlord's Liability)  
(Northern Ireland) 2001 (c.10) which received Royal Assent on 2 July 2001*

# Defective Premises (Landlord's Liability) (Northern Ireland) 2001

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## **EXPLANATORY NOTES**

### **COMMENTARY ON SECTIONS**

#### ***Section 1: Landlord's duty of care by virtue of obligation to repair premises***

*Subsection (1)* provides that a duty of care is owed where premises are let under a tenancy and that the landlord has a contractual obligation to maintain or repair the premises.

*Subsection (2)* outlines the nature of the landlord's duty making it clear that it is to all persons who might be affected by defects. This may include the tenant himself, visitors, passers-by or neighbours.

*Subsection (3)* provides that the landlord's duty is owed if he knows of the defect or ought to have known of it in all the circumstances.

*Subsection (4)* provides that the duty is in addition to any other duty which may be owed.