



Rent Act 1977

1977 CHAPTER 42

PART VII

SECURITY OF TENURE

Restricted contracts

106 Reduction of period of notice on account of lessee's default.

- (1) Subsections (2) and (3) below apply where a restricted contract has been referred to a rent tribunal and the period at the end of which a notice to quit will take effect has been determined by virtue of section 103 of this Act or extended under section 104.
- (2) If, in a case where this subsection applies, it appears to the rent tribunal, on an application made by the lessor for a direction under this section,—
 - (a) that the lessee has not complied with the terms of the contract, or
 - (b) that the lessee or any person residing or lodging with him has been guilty of conduct which is a nuisance or annoyance to adjoining occupiers or has been convicted of using the dwelling, or allowing the dwelling to be used, for an immoral or illegal purpose, or
 - (c) that the condition of the dwelling has deteriorated owing to any act or neglect of the lessee or any person residing or lodging with him, or
 - (d) that the condition of any furniture provided for the use of the lessee under the contract has deteriorated owing to any ill-treatment by the lessee or any person residing or lodging with him,the rent tribunal may direct that the period referred to in subsection (1) above shall be reduced so as to end at a date specified in the direction.
- (3) No application may be made under section 104 of this Act with respect to a notice to quit if a direction has been given under subsection (2) above reducing the period at the end of which the notice is to take effect.
- (4) In any case where—

Status: Point in time view as at 01/02/1991. This version of this provision has been superseded.

Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Section 106. (See end of Document for details)

- (a) a notice to quit a dwelling which is the subject of a restricted contract has been served, and
- (b) the period at the end of which the notice to quit takes effect is for the time being extended by virtue of section 103 or 104 of this Act, and
- (c) at some time during that period the lessor institutes proceedings in the county court for the recovery of possession of the dwelling, and
- (d) in those proceedings the county court is satisfied that any of paragraphs (a) to (d) of subsection (2) above applies,

the court may direct that the period referred to in paragraph (b) above shall be reduced so as to end at a date specified in the direction

Modifications etc. (not altering text)

C1 Ss. 103–106 excluded by [Housing Act 1980 \(c. 51, SIF 61\)](#), s. 69(3)

Status:

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Changes to legislation:

There are currently no known outstanding effects for the Rent Act 1977, Section 106.