



# Landlord and Tenant Act 1987

## 1987 CHAPTER 31

### PART VII

#### GENERAL

#### **59 Meaning of "lease", "long lease" and related expressions**

- (1) In this Act "lease" and "tenancy" have the same meaning; and both expressions include—
  - (a) a sub-lease or sub-tenancy, and
  - (b) an agreement for a lease or tenancy (or for a sub-lease or subtenancy).
- (2) The expressions "landlord" and "tenant", and references to letting, to the grant of a lease or to covenants or the terms of a lease shall be construed accordingly.
- (3) In this Act "long lease" means—
  - (a) a lease granted for a term certain exceeding 21 years, whether or not it is (or may become) terminable before the end of that term by notice given by the tenant or by re-entry or forfeiture;
  - (b) a lease for a term fixed by law under a grant with a covenant or obligation for perpetual renewal, other than a lease by subdemise from one which is not a long lease; or
  - (c) a lease granted in pursuance of Part V of the Housing Act 1985 (the right to buy).