



# Rent Act 1974

## 1974 CHAPTER 51

### *Modifications of Rent Act in relation to furnished and other tenancies*

#### **5 Transitional provisions affecting furnished lettings which become furnished tenancies.**

- (1) In any case where—
- (a) immediately before the commencement date a dwelling is subject to a furnished letting and a rent is registered for that dwelling under the relevant Part of the Rent Act, and
  - (b) on the commencement date that furnished letting becomes a protected furnished tenancy by virtue of section 1 above,

the amount which is so registered under the relevant Part of the Rent Act shall be deemed to be registered under Part IV of that Act as the rent for the dwelling-house which is let on that tenancy, and that registration shall be deemed to take effect on the commencement date.

- (2) . . . . . <sup>F1</sup>, section 40(3) of the Rent (Scotland) Act 1971 (no application for registration of a different rent to be made within 3 years of the last registration) shall not apply to an application for the registration under Part IV of the Rent Act of a rent different from that which is deemed to be registered as mentioned in subsection (1) above.

- (3) The reference in . . . <sup>F1</sup>, section 41(1)(b) of the <sup>M1</sup>Rent (Scotland) Act 1971 (certificates of fair rent) to a rent being registered for a dwelling-house does not include a rent which is deemed to be registered as mentioned in subsection (1) above.

- (4) In any case where—
- (a) before the commencement date a notice to quit had been served in respect of a dwelling to which a furnished letting then related, and
  - (b) the period at the end of which that notice to quit takes effect had, before the commencement date, been extended under the relevant Part of the Rent Act, and
  - (c) that period has not expired before the commencement date, and

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*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1974, Section 5. (See end of Document for details)*

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(d) on the commencement date the furnished letting becomes a protected furnished tenancy by virtue of section 1 above, the notice to quit shall take effect on the day following the commencement date (whenever it would otherwise take effect) and, accordingly, on that day the protected furnished tenancy shall become a statutory furnished tenancy.

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**Textual Amendments**

**F1** Words repealed by [Rent Act 1977 \(c. 42, SIF 75:3\)](#), s. 155, [Sch. 25](#) (subject to the savings and transitional provisions in [Schedule 24](#))

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**Marginal Citations**

**M1** [1971 c. 28](#).

**Changes to legislation:**

There are currently no known outstanding effects for the Rent Act 1974, Section 5.