



Rent Act 1977

1977 CHAPTER 42

PART VIII

CONVERSION OF CONTROLLED TENANCIES INTO REGULATED TENANCIES

Dwelling-houses in good repair and provided with standard amenities

108 Conversion of controlled tenancies

- (1) This section shall have effect with respect to a controlled tenancy of a dwelling-house which is certified by the local authority, on the application of the landlord, to satisfy the following conditions:—
 - (a) that it is provided with all the standard amenities for the exclusive use of its occupants ;
 - (b) that it is in good repair, having regard to its age, character and locality and disregarding internal decorative repair; and
 - (c) that it is in all other respects fit for human habitation.
- (2) On the issue of the certificate the tenancy shall cease to be a controlled tenancy and, except in the case mentioned in subsection (3) below, shall become a regulated tenancy.
- (3) If the controlled tenancy is one to which Part II of the Landlord and Tenant Act 1954 would apply, apart from section 24(2) of this Act, or would so apply if the controlled tenancy were a tenancy within the meaning of the Act of 1954, it shall, when it ceases to be a controlled tenancy, be treated as a tenancy continuing by virtue of section 24 of the Act of 1954 after the expiry of a term of years certain.
- (4) The conditions mentioned in subsection (1) above are in this Part of this Act referred to as the " qualifying conditions " and a certificate issued in accordance with this section as a " qualification certificate ".