



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART IV

VARIATION OF LEASES

Orders varying leases

39 Effect of orders varying leases: applications by third parties.

- (1) Any variation effected by an order under section 38 shall be binding not only on the parties to the lease for the time being but also on other persons (including any predecessors in title of those parties), whether or not they were parties to the proceedings in which the order was made or were served with a notice by virtue of section 35(5).
- (2) Without prejudice to the generality of subsection (1), any variation effected by any such order shall be binding on any surety who has guaranteed the performance of any obligation varied by the order; and the surety shall accordingly be taken to have guaranteed the performance of that obligation as so varied.
- (3) Where any such order has been made and a person was, by virtue of section 35(5), required to be served with a notice relating to the proceedings in which it was made, but he was not so served, he may—
 - (a) bring an action for damages for breach of statutory duty against the person by whom any such notice was so required to be served in respect of that person's failure to serve it;
 - (b) apply to the court for the cancellation or modification of the variation in question.
- (4) The court may, on an application under subsection (3)(b) with respect to any variation of a lease—
 - (a) by order cancel that variation or modify it in such manner as is specified in the order, or

Status: Point in time view as at 01/02/1991. This version of this provision has been superseded.

Changes to legislation: Landlord and Tenant Act 1987, Section 39 is up to date with all changes known to be in force on or before 17 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (b) make such an order as is mentioned in section 38(10) in favour of the person making the application,
as it thinks fit.
 - (5) Where a variation is cancelled or modified under paragraph (a) of subsection (4)—
 - (a) the cancellation or modification shall take effect as from the date of the making of the order under that paragraph or as from such later date as may be specified in the order, and
 - (b) the court may by order direct that a memorandum of the cancellation or modification shall be endorsed on such documents as are specified in the order;
- and, in a case where a variation is so modified, subsections (1) and (2) above shall, as from the date when the modification takes effect, apply to the variation as modified.

Status:

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

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