



# Landlord and Tenant Act 1987

## 1987 CHAPTER 31

### PART VI

#### INFORMATION TO BE FURNISHED TO TENANTS

#### **47 Landlord's name and address to be contained in demands for rent etc.**

- (1) Where any written demand is given to a tenant of premises to which this Part applies, the demand must contain the following information, namely—
  - (a) the name and address of the landlord, and
  - (b) if that address is not in England and Wales, an address in England and Wales at which notices (including notices in proceedings) may be served on the landlord by the tenant.
- (2) Where—
  - (a) a tenant of any such premises is given such a demand, but
  - (b) it does not contain any information required to be contained in it by virtue of subsection (1),then (subject to subsection (3)) any part of the amount demanded which consists of a service charge [<sup>F1</sup>or an administration charge] (“the relevant amount”) shall be treated for all purposes as not being due from the tenant to the landlord at any time before that information is furnished by the landlord by notice given to the tenant.
- (3) The relevant amount shall not be so treated in relation to any time when, by virtue of an order of any court [<sup>F2</sup>or tribunal], there is in force an appointment of a receiver or manager whose functions include the receiving of service charges [<sup>F3</sup>or (as the case may be) administration charges] from the tenant.
- (4) In this section “demand” means a demand for rent or other sums payable to the landlord under the terms of the tenancy.

*Status: Point in time view as at 30/03/2004. This version of this provision has been superseded.*

*Changes to legislation: Landlord and Tenant Act 1987, Section 47 is up to date with all changes known to be in force on or before 27 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)*

#### Textual Amendments

- F1** Words in s. 47(2) inserted (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), [Sch. 11 para. 10\(2\)](#); S.I. 2003/1986, art. 2(c)(i) (with Sch. 2); S.I. 2004/669, art. 2(c)(i) (with Sch. 2)
- F2** Words in s. 47(3) inserted (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), [Sch. 13 para. 10](#); S.I. 2003/1986, art. 2(c)(i) (with Sch. 2); S.I. 2004/669, art. 2(c)(i) (with Sch. 2)
- F3** Words in s. 47(3) inserted (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), [Sch. 11 para. 10\(3\)](#); S.I. 2003/1986, art. 2(c)(i) (with Sch. 2); S.I. 2004/669, art. 2(c)(i) (with Sch. 2)

#### Modifications etc. (not altering text)

- C1** Ss. 46-48 modified (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), [Sch. 7 para. 12](#); S.I. 2003/1986, art. 2(a); S.I. 2004/669, art. 2(a)
- C2** Ss. 46-49 extended to Crown Land (30.9.2003 for E. for specified purposes, 30.3.2004 for W. for specified purposes) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), [ss. 172](#), 181(1); S.I. 2003/1986, art. 2(c)(ii) (with Sch. 2); S.I. 2004/669, art. 2(c)(ii) (with Sch. 2)

**Status:**

Point in time view as at 30/03/2004. This version of this provision has been superseded.

**Changes to legislation:**

Landlord and Tenant Act 1987, Section 47 is up to date with all changes known to be in force on or before 27 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.