IS TIME RUNNING OUT TO RECOVER FROM FORMER TENANTS?

It has been well publicised during the pandemic, especially in the commercial sector where large parts of the economy have been shut down for long periods, that many tenants have struggled to meet their rental liability. Within the landlord & tenant economic cycle that, in turn, has put pressure on landlords.

As the six month anniversary of the commencement of lockdown approaches,Christopher Stoner QC, sets out in this article to remind us of the basic elements of the procedural requirements contained in s.17 of the Landlord & Tenant (Covenants) Act 1995 ("the 1995 Act") should landlords wish to look beyond the current tenant for payment of unpaid rent, service charge or other liquidated sums which, given present economic circumstances, may well be the first time the landlord has contemplated such action and which landlords may be well advised to consider for protective purposes.

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