

**SECTION 27-THE LANDLORD AND TENANT
(BUSINESS PREMISES) REGULATIONS**
Regulations by the Minister

Statutory
Instrument
251 of 1971

1. These Regulations may be cited as the Landlord and Tenant (Business Premises) Regulations.

Title

2. The forms in the Schedule, or forms substantially to the like effect, shall be used for the following purposes, that is to say:

Prescribed Forms

(a) a notice under the provisions of section *four* of the Act, being a notice terminating a tenancy of the business premises to which the Act applies, shall be in Form 1;

(b) a notice under the provisions of section *six* of the Act, being a tenant's request for a new tenancy of business premises to which the Act applies, shall be in Form 2;

(c) a notice under the provisions of subsection (1) of section *twenty-one* of the Act, being a notice requiring a tenant of business premises to give information as to his occupation of the premises and as to any sub-tenancies, shall be in Form 3;

(d) a notice served under the provisions of subsection (2) of section *twenty-one* of the Act on a landlord of business premises, being a notice requiring that landlord to give information about his interest in the premises, shall be in Form 4;

(e) a notice served under the provisions of subsection (2) of section *twenty-one* of the Act on a mortgagee in possession of business premises, being a notice requiring that mortgagee to give information about his mortgagee's interest in the premises, shall be in Form 5.

SCHEDULE

PRESCRIBED FORMS

FORM 1
(Regulation 2 (a))

THE LANDLORD AND TENANT (BUSINESS PREMISES) ACT

LANDLORD'S NOTICE TO TERMINATE TENANCY OF BUSINESS PREMISES

To of ..,
tenant of premises known as.....

1. I,, of,
landlord of the above-mentioned premises, hereby give you notice terminating your
tenancy on the
day of, 19

2. You are required within two months after the giving of this notice to notify me in
writing whether or not you will be willing to give up possession of the premises on that
date.

3. I would not oppose an application to the court under the Act for the grant of a new
tenancy, *or* I would oppose an application to the court under the Act for the grant of a new
tenancy on the ground that (*here state ground or grounds*).

4. This notice is given under the provisions of section 5 of the Landlord and Tenant
(Business Premises) Act.

Dated this day of 19

Signed (*Landlord*)
..... (*Address*)

FORM 2

(Regulation 2(b))

THE LANDLORD AND TENANT (BUSINESS PREMISES) ACT

TENANT'S REQUEST FOR NEW TENANCY OF BUSINESS PREMISES

To, of ,
landlord of premises known as

1. I,, of
tenant of the above-mentioned premises, hereby request you to grant me a new tenancy
commencing on
the day of , 19

2. I propose that the property to be comprised in the new tenancy should be (*here state
the property*).

3. My proposals on the rent to be payable under the new tenancy and as to the other
terms of the new tenancy are (*here state the rent and terms proposed*).

4. This request is made under the provisions of section 6 of the Landlord and Tenant
(Business Premises) Act.

Dated this day of 19

Signed (Tenant)
(Address)

FORM 3

(Regulation 2 (c))

THE LANDLORD AND TENANT (BUSINESS PREMISES) ACT

**NOTICE REQUIRING INFORMATION ABOUT OCCUPATION AND
SUB-TENANCIES
OF BUSINESS PREMISES**

To....., of....., tenant of premises known as.....

1. I,, of,
landlord of the above-mentioned premises, hereby require you within one month of the
service of this notice upon you, to notify me in writing-

(a) whether you occupy the premises or any part thereof wholly or partly for the
purposes of a business carried on by you; and

(b) whether you have a sub-tenant of the whole or any part of the premises.

2. If you have a sub-tenant I hereby require you to state-

(a) what premises are comprised in the sub-tenancy;

(b) if the sub-tenancy is for a fixed term, what is the term, or, if the sub-tenancy is
terminable by notice, by what notice it can be terminated;

(c) the rent payable under the sub-tenancy;

(d) the full name of the sub-tenant;

(e) whether, to the best of your knowledge and belief, the sub-tenant is in occupation of
the premises sub-let to him or any part thereof and, if not, what is the sub-tenant's address.

3. This notice is given under the provisions of section 21 (1) of the Landlord and Tenant
(Business Premises) Act.

Dated this day of 19

Signed (Landlord)
(Address)

FORM 4

(Regulation 2 (d))

THE LANDLORD AND TENANT (BUSINESS PREMISES) ACT

NOTICE BY TENANT OF BUSINESS PREMISES REQUIRING INFORMATION
FROM
LANDLORD ABOUT LANDLORD'S INTEREST

To..... of....., landlord of premises known as.....

1. I,, of ,
tenant of the above-mentioned premises, hereby require you, within one month of the
service of this notice upon you, to notify me in writing whether you are the owner of the fee
simple of the whole or any part of the premises. If you are not the owner of the fee simple,
I hereby require you to state to the best of your knowledge and belief-

(a) the name and address of the person who is your immediate landlord in respect of the
premises or of the part of which you are not the owner of the fee simple;

(b) what is the term of your tenancy; and

(c) what is the earliest date (if any) at which your tenancy is terminable by notice to quit
given by your immediate landlord.

2. I also require you to notify me whether there is a mortgagee in possession of your
interest in the premises and, if so, what is the name and address of the mortgagee and, if
there is a receiver appointed by the mortgagee or by the court, of the receiver.

3. This notice is given under the provisions of section 21 (2) (a) of the Landlord and
Tenant (Business Premises) Act.

Dated this day of , 19

Signed (Tenant)
(Address)

FORM 5

(Regulation 2 (e))

THE LANDLORD AND TENANT (BUSINESS PREMISES) ACT

**NOTICE BY TENANT OF BUSINESS PREMISES REQUIRING
INFORMATION FROM
MORTGAGEE ABOUT LANDLORD'S INTEREST**

To , of ,
mortgagee in possession of premises known as

1. I, , of ,
tenant of the above-mentioned premises, hereby require you, within one month of the
service of this notice upon you, to notify me whether your mortgagor is the owner of the fee
simple of the whole or any part of the premises.

2. If your mortgagor is not the owner of the fee simple of the whole of the premises, I
hereby require you to state to the best of your knowledge and belief-

(a) the name and address of the person who is your mortgagor's immediate landlord in
respect of the premises or of the part of which your mortgagor is not the owner of the fee
simple;

(b) what is the term of your mortgagor's tenancy; and

(c) what is the earliest date (if any) at which the tenancy is terminable by notice to quit
given by the immediate landlord.

3. This notice is given under the provisions of section 21 (2) (b) of the Landlord and
Tenant (Business Premises) Act.

Dated this day of , 19

Signed (Tenant)
(Address)