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West & Smith's Law of Dilapidations, Eleventh Edition 11th Edition by PF Smith (Author)

ISBN-13:

978-0728203525.

ISBN-10: 0728203529.

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See also Dilapidations. Most commercial leases allow the landlord to serve notice on the tenant, listing items that are in disrepair and requiring the tenant to comply with its repairing obligations. A schedule of dilapidations is usually a list of dilapidations served on the tenant at the end of the lease, but may occasionally refer to a list of dilapidations

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served on the tenant during the term of the lease.

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1.1 At the heart of any dilapidations dispute is the appropriate meaning to attribute to the words of a repairing covenant. This paper considers, first, the process of construing repairing covenants and

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establishing whether a landlord or a tenant has a remedy in any given case.

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disrepair for which a tenant is usually liable when he has agreed to give up his premises in good repair.

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