

GLOSSARY

OF SELECTED TERMINOLOGY IN TENANCY LAW AND HOUSING POLICY RESEARCH

- compiled for use by the -

TENLAW Project Consortium

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A

absentee landlord *noun* – a landlord who lives far away from the rented property and is, therefore, often less engaged in managing the premises; (also **absentee management**)

abuse *noun* – the departure from legal or reasonable use in dealing with a person or thing

accession *noun* – an immovable owner's right to all that is added to the land naturally or by labour, including improvements made by others

advance *noun* – 1. rent paid before it is due; (as adjective **in advance**); 2. rent paid at the start of the rent period for which it is due

annexation *noun* – process by which a fixture becomes a part of the land to which it is attached

apartment *noun* – a part of a block used as a dwelling and separated from other dwellings in the block by both horizontal and vertical divisions; (synonym of **flat**)

appurtenance *noun* – something which is outside the property itself but belongs to the land and adds to its greater enjoyment such as a right of way or a garage

arm's-length transaction *noun* – a transaction between two unrelated and unaffiliated parties; a transaction between two parties, regardless of how closely related they may be, conducted as if the parties were strangers, so that no conflict of interest arises

arrears *noun* – 1. the state of being behind in the discharging of a debt or other obligation; (as adjective **in arrears**); 2. rent paid at the end of the rent period for which it is due

“as is” *adjective* – in the existing condition without modification; a descriptive indication by a seller of property intended to relieve the seller from liability for defects in that condition

assessed value *noun* – a valuation placed upon a property by a public officer or a board, as a basis for taxation

assessment *noun* – a charge against land made by a unit of government to cover a proportionate cost of an improvement such as a street or a sewer

assign *verb* – to transfer a right, property, or a contract from one person to another, especially a lease

assignment *noun* – 1. the transfer of an existing lease; 2. a document that effects the transfer of an existing lease

B

bad faith *noun* – dishonesty of belief or purpose, usually in terms of ignoring a claim of which one has notice

block *noun* – a building containing a number of flats

boilerplate *noun* – fixed or standardized contractual language that the proposing party views as relatively nonnegotiable

bona fide *adjective* – in good faith; without fraud; without notice

building code *noun* – a set of regulations established by local governments stating fully the structural requirements for building

building loan agreement *noun* – an agreement whereby the lender advances money to an owner with provisional payments at certain stages of construction

C

cancellation clause *noun* – a provision in a lease which confers upon one or all of the parties to the lease the right to terminate his or their obligations thereunder upon the occurrence of the condition or contingency set forth in the said clause

caravan *noun* – a vehicle, in which people can live and travel, pulled by car or sometimes by horse and used on holidays or, especially by nomadic peoples, as a permanent abode; (also **mobile home**)

caravan site *noun* – a place where people can stay with their caravans, either on holiday or as a permanent place to live

cause *noun* – the theory of contract developed by the canon law providing a ground for legal action, based on the premise that the validity of a contract requires a reasonable and lawful cause, or moral justification, for making the promise; (compare **consideration**)

caveat emptor *noun* – “let the buyer beware”; the doctrine holding that a buyer purchases property at his own risk

ceiling rent *noun* – the maximum rent that can be charged under a rent-control regulation

clear *adjective* – free from encumbrances or claims

clear lease *noun* – a lease under which the landlord has no liability for expenses other than tax

clear rent *noun* – a rent that is free of deductions

completion *noun* – the final transaction between the buyer and the seller of an immovable, whereby the documents for conveyance are concluded and the money and the property are transferred; (also **closing**)

completion costs *noun* – the expenses that must be paid at closing, apart from the purchase price

completion date *noun* – the date upon which a buyer takes over a property

collateral *noun* – property pledged as security for the payment of an obligation; property subject to a security interest

commercial *adjective* – non-residential; business or agriculture

common parts *noun* – 1. the property that all tenants may use although the landlord retains control and responsibility over it; 2. the area owned and used in common by the residents of a condominium, subdivision, or planned-unit development

community *noun* – 1. a neighbourhood, vicinity, or locality; *adjective* – 2. joint ownership or joint possession

condemn *verb* – 1. to determine and declare property to be assigned to public use; to take private property for public use, with fair compensation to the owner; to exercise the right of eminent domain; 2. to adjudge a building as being unfit for habitation

condominium *noun* – a single property unit in a multi-unit building in which a person has both separate ownership of a unit and a common interest in the common areas along with the building's other owners

consideration *noun* – anything of value given to induce entering into a contract; it may be money, goods, services, or the promise to provide money, goods or services in the future; (compare **cause**)

constructive notice *noun* – information or knowledge of a fact imputed by law to a person because he could have discovered the facts by proper diligence and inquiry, such as searching public records

contract for deed *noun* – a conditional sales contract for the sale of an immovable; (also **instalment land contract**, **land sales contract**, **land contract**)

cooperative *noun* - a block of flats belonging to a corporation in which shares are owned in proportion to the relative value of the flat occupied

coowner *noun* – a person who is in concurrent ownership, possession, and enjoyment of property with one or more others, such as a tenant in common or a joint tenant

covenant *noun* – a promise or agreement written into a deed or another instrument usually promising performance or nonperformance of a certain act, or stipulating a certain use or non-use of the property

affirmative covenant – agreement that an immovable will be used in a certain way

covenant for quiet enjoyment – promise that the tenant will not be evicted or disturbed by the grantor or a person having a lien or superior title

covenant of habitability – see **warranty of habitability**

leasehold covenant – a certain agreement between the landlord and tenant contained in a lease

restrictive covenant – an agreement in a deed or lease that restricts the use or occupancy of an immovable

D

deed *noun* – an instrument in writing duly executed and delivered that conveys title to an immovable

default *noun* – the status of a debt as being overdue

delivery *noun* – the formal act of transferring something, such as a deed; the giving or yielding of possession or control of land to another

demise *noun* – the granting of a right to the exclusive possession of an immovable for a term less than that held by the grantor; (synonym of **lease**)

deposit *noun* – tenant's money placed with the landlord as security for the former's performance of the lease agreement

depreciation *noun* – loss of value of an immovable brought about by age, physical deterioration, or functional or economic obsolescence

descent *noun* – the intestate passing of an immovable to heirs

development *noun* – an activity, action, or alteration that changes undeveloped property into developed property

devise *verb* – 1. the act of giving property by will; *noun* – 2. property that is disposed of by will; 3. the provision in a will disposing of property

dilapidation *noun* – damage to a building resulting from acts of either commission or omission

disequilibrium *noun* – imbalance of housing supply and demand in a given market

displacement *noun* – forced removal of person from their home or country, especially because of war

dispossess *verb* – to oust or evict someone from property

dispossession *noun* – the act of a squatter who removes the true owner from physical control

disrepair *noun* – a state of being in need of restoration after deterioration or injury

distrain *verb* – to force a tenant by the seizure and detention of personal property, to perform an obligation, such as paying overdue rent (note: this action is commonly illegal against residential tenants); (also **distress**)

domicile *noun* – the place at which a person has been physically present and that the person regards as home; a person's true, fixed, principle, and permanent home, to which that person intends to return and remain even if currently residing elsewhere

dwell *verb* – to reside in a place permanently for some period of time

dwelling *noun* – buildings which are used entirely or primarily as residences, including any associated structures, such as garages, and all permanent fixtures customarily installed in residences; moveable structures, such as caravans, used as principal residences are included

E

earnest money *noun* – deposit made by a purchaser of land or by a prospective tenant as evidence of good faith

easement *noun* – a right that may be exercised by the public or neighbours on, over, or through the lands of others

economic rent *noun* – rent that yields a fair return on capital and expenses

effluxion of time *noun* – the expiration of a lease term resulting from the passage of time rather than from a specific action or event; (also **efflux of time**)

eminent domain *noun* – a right of the government to acquire property for necessary public use by condemnation; the owner must be fairly compensated

encumbrance *noun* – any right to or interest in land that diminishes its value; (also **incumbrance**)

enjoin *verb* – to legally prohibit or restrain by injunction

equity *noun* – 1. the interest or value which an owner has in land over and above the charges against it; 2. fairness; impartiality; even-handed dealing; 3. the body of principles of discretionary justice formerly administered in the English Court of Chancery, now part of English law

estate *noun* – the degree, quantity, nature, and extent of interest which a person has in land

estate agent – a person who represents a buyer or seller (or both, with proper disclosures) in the sale or lease of land; (also **letting agent**)

estoppel *noun* – 1. a bar that prevents one from asserting a claim or right that contradicts what has been legally established as true or what one has said or done before; 2. an affirmative defence alleging good-faith reliance on a misleading representation and an injury or detrimental change in position resulting from that reliance

evict *verb* – to expel a person, especially a tenant, from property, usually by legal process

eviction – the process of dispossessing a person of land

constructive eviction – any disturbance of the tenant's possession by the landlord whereby the

premises are rendered unfit or unsuitable for the purpose for which they were leased

retaliatory eviction – an illegal eviction commenced in response to a tenant's complaints or involvement in activities with which the landlord does not agree

summary eviction – an eviction accomplished through a simplified legal procedure, without the procedural formalities of a trial

externality *noun* – a social or monetary consequence or side effect of one's economic activity, causing another to benefit without paying or to suffer without compensation; (also **neighbourhood effect**, **spillover**)

negative externality – an externality that is detrimental to another

positive externality – an externality that benefits another

extraordinary repair *noun* – a repair that is beyond the usual, customary, or regular kind; as used in a lease, a repair that is made necessary by some unusual or unforeseen occurrence that does not destroy the building but merely renders it less suited to its intended use

E

fair rent *noun* – a rent that is adjusted to remove scarcity value

fee *noun* – absolute ownership of property; a person has this type of estate where he is entitled to the entire property with unconditional power of disposition during his life and descending to his heirs and legal representatives upon his death (also **fee simple**; **fee absolute**)

fixture (often plural as **fixtures**) *noun* – movable items or chattels so attached to the land as to become part of the land; (also **immovable fixture**; **permanent fixture**); (see **tenant's fixture**)

flat *noun* – a part of a block used as a dwelling and separated from other dwellings in the block by both horizontal and vertical divisions; (synonym of **apartment**)

freehold *noun* – an absolute ownership interest in an immovable

frontage *noun* – the part of land lying between a building's front and a street or highway

G

gentrification *noun* – the restoration and upgrading of a deteriorating or aging urban neighbourhood by middle-class or affluent persons, resulting in increased property values and often displacement of lower-income residents

ghetto *noun* – a part of a city predominantly occupied by a particular group, especially because of social or economic issues, or because they have been forced to live there

ghettoize *verb* – 1. to set apart in, or as if in, a ghetto; to isolate; 2. to make into or similar to a ghetto

good faith improver *noun* – a person who makes improvement to land while actually and reasonably believing himself to be the owner or lawful occupant

gross income *noun* – total income from property before any expenses are deducted

gross lease *noun* – a lease of property whereby the landlord is obligated to meet all expenses regularly incurred through ownership of the property

gross-rent multiplier *noun* – the ratio between the market value of rent-producing property and its annual gross rental income

H

habendum clause *noun* – the part of a lease stating the term and rent

habitability *noun* – the condition of a building in which inhabitants can live free of serious defects that might harm health and safety; (also **habitable condition**)

habitation *noun* – a non-transferable right to dwell in the house of another

head lease *noun* – a primary lease under which a sublease has been granted

hereditament *noun* – the broadest classification of immovables, including but not limited to land, buildings, fixtures, and easements

hold over *verb* – to continue to occupy the leased premises after the lease term has expired, often with the effect of creating a renewal of the lease

home *noun* – a dwelling of a particular individual for whom it is their place of abode

house *noun* – a residential building which is detached or semi-detached or terraced and which contains a single dwelling (with only vertical, no horizontal divisions – by comparison, apartments or flats are separated also by horizontal divisions)

household in need *noun* – families or individuals affected by poverty or dispossession

housing association *noun* – a private, non-profit organisation providing low-cost housing, independent of but regulated by the state, and commonly receiving public funding

housing stock *noun* – the total number of units available for residential occupancy

housing tenure *noun* - the right by which a household occupies the respective dwelling, for example owning or renting (compare **tenure**)

housing unit *noun* – a measure of housing equivalent to the living quarters of one household

housing with a public task *noun* – provision of housing that is not determined by the free market, but any form of state intervention; (see also **public sector housing**)

hypothec *noun* – a mortgage given to a creditor on property to secure a debt; (for common law concept see **mortgage**)

I

immigration *noun* – the act of entering a country with the intention of settling there permanently

immovable *noun* – property such as land, buildings and other permanent items that cannot be moved; (see also **land**)

improve *verb* – to develop land, whether or not the development results in an increase or decrease in value

improvement *noun* – a change to an immovable, whether permanent or not, which is beneficial

inalienable *adjective* – unable to be given away or transferred by the possessor; not transferable or

assignable

inhabit *verb* – to dwell in; to occupy permanently or habitually as a residence; (compare **reside**)

interest *noun* – a legal share in something; all or part of a legal or equitable claim to or right in property

intermediate tenure *noun* – a form of tenure that is between ownership and renting; (for example **condominium** or **cooperative**)

intestate *adjective* – not having made a will before one dies; (also as *noun* **intestacy**; **intestate succession**)

J

joint tenancy *noun* – ownership of property by two or more persons, each having the right of survivorship

judgment *noun* – a court's final determination of the rights and obligations of the parties in a case; (spelling note: **judgement** in all cases other than when referring to a court's or judge's formal ruling)

just compensation *noun* – a payment by the government for property it has taken under eminent domain (usually the property's fair market value, so that the owner is theoretically in no worse of a position after the taking)

K

key money *noun* – 1. a payment made, often secretly and contrary to law, by a prospective tenant to a landlord or current tenant to increase the chance of obtaining a lease, usually in an area where there is a housing shortage; 2. payment of security required from a new tenant in exchange for a key to the leased property

L

land *noun* – 1. the three-dimensional area consisting of a portion of the earth's surface, the space above and below the surface, and everything growing on or permanently affixed to it; 2. an estate or interest in an immovable; (see also **immovable**)

land-use planning *noun* – the deliberate, systematic development of land through methods such as zoning and environmental impact studies; (also **urban planning**)

landlord *noun* – one who leases an immovable to another; (also **lessor**)

landlord's warrant *noun* – a type of distress warrant from a landlord to seize the tenant's personal property, to sell them at public sale, and to compel the tenant to pay rent or observe some other lease stipulation

landlord-tenant relationship *noun* – the relationship existing between a landlord and a tenant

lawful entry *noun* – the entry into an immovable by a person not in possession, by right and without force or fraud

lease *noun* – a contract by which the rightful possessor of an immovable grants the exclusive right to occupy and use the property in exchange for consideration, usually rent; (when short in duration, usual term is **tenancy**)

lease agreement *noun* – a written instrument memorializing the conveyance of a lease and its covenants;

(also **lease contract**)

lease for life *noun* – a lease for the life of the tenant, formerly common but now rare; converted in England into a fixed term of 90 years

leaseback *noun* – the sale of property on the understanding, or with the express option, that the seller may lease the property from the buyer immediately upon the sale

leasehold *noun* – 1. an immovable held for a certain term or on a periodic tenancy; 2. the ownership tenure under a long lease of an immovable (i.e. longer than 21 years in duration), with payment of a ground rent; (contrast **freehold**)

lessee *noun* – the technical term referring to a person to whom property is rented under a lease; (also more commonly **tenant**)

lessor *noun* – the technical term referring to a person who rents property to another under a lease; (also more commonly **landlord**)

let *verb* – to grant the possession and use of an immovable in return for rent or other consideration

licence *noun* – an agreement granting the use of an immovable which is not exclusive or which otherwise lacks full residential security of tenure

licensee *noun* – one to whom a licence is granted

licensor *noun* – one who grants a licence to another

lien *noun* – a legal right or claim upon a specific property which attaches to the property until a debt is satisfied

lodger *noun* – a person who occupies a designated area in the dwelling of another but acquires no property interest in that area, which remains in the owner's legal possession

M

maintain *verb* – to care for property for purposes of operation productivity or appearance; to engage in general repair and upkeep of property

market value *noun* – the price that a seller is willing to accept and a buyer is willing to pay on the open market and in an arm's-length transaction

master plan *noun* – a municipal plan for housing, industry, and recreation facilities, including their projected environmental impact

mature *verb* – to become due (in reference to a debt or obligation)

merger *noun* – the termination of a lease that results when the interests of the landlord and tenant become united

mesne profits *noun* – the profits of an estate received by a wrongful tenant or an occupying trespasser

migration *noun* – the movement of persons from one region to another

mortgage *noun* – 1. a lien upon an immovable created as security for the payment of a specified debt; (for civil law concept see **hypothec**); 2. the instrument specifying the terms of a mortgage transaction

mortgage-backed security *noun* – a security backed by mortgages, especially a pass-through security

mortgage bond *noun* – a bond that is backed by a mortgage on an immovable; (also ***bond and mortgage***)

municipal *adjective* – of or relating to a city or other local government unit

N

necessities *noun* – things that are indispensable to living, including whatever food, medicine, shelter, clothing and personal services usually considered reasonably essential for the preservation and enjoyment of life (also ***necessaries; necessities of life***)

neighbour *noun* – a person who lives near another

neighbourhood *noun* – 1. the immediate vicinity; the area near or next to a specified place; 2. people living in a particular vicinity, usually forming a community within a larger group and often having similar economic statuses and social interests

net rent *noun* – the rental price for property after payment of expenses, such as repairs, utilities, and taxes

non-resident landlord *noun* – a landlord who does not live on the rented premises

notice *noun* – notification of the other party by either the landlord or the tenant, in the manner and subject to the restrictions provided for in the lease agreement and under applicable law, of that party's intent to terminate the lease

notice to quit *noun* – 1. a landlord's written notice demanding that a tenant surrender and vacate the leased property, thereby terminating the tenancy; 2. a landlord's notice to a tenant to pay any back rent within a specified period of time or else vacate the leased premises (also ***notice to pay rent or quit***); 3. less often, a tenant's written notice indicating an intent to vacate the leased property

nuisance *noun* – 1. a condition, activity, or situation that interferes with the use or enjoyment of property; 2. the legal action arising from such conditions, acts, or situations that occur unreasonably

O

obsolescence *noun* – loss in value due to reduced desirability and usefulness of a structure because its design and construction have become obsolete

occupancy *noun* – 1. the act or state of holding, possessing, or residing in an immovable; 2. the period or term during which one owns, rents, or otherwise occupies an immovable

occupant *noun* – one who occupies an immovable

occupation *noun* – the factual possession, control, or use of an immovable; (contrast ***possession***)

ordinance *noun* – an authoritative law or decree in the form of a municipal regulation; (also ***municipal ordinance***)

oust *verb* – to put out of possession

ouster *noun* – the wrongful dispossession or exclusion of someone, usually a co-tenant, from an immovable

overcrowding *noun* – the situation of more people living in a single dwelling than for which there is space

own *verb* – to have legal title to an immovable or personal property

owner *noun* – one who has the right to possess, use, and convey an immovable or personal property

owners' association *noun* – the basic governing entity for a condominium or planned unit development, usually an unincorporated association or a nonprofit corporation

ownership *noun* – the state of having the rights to possess, use, enjoy, and dispose of a determinate thing (either an immovable or personal property) and the right to exclude others from doing so

P

parol *adjective* – oral, or written but not under seal; e.g. the creation of a lease does not require a deed

partition *verb* – the act of dividing, especially the division of land held jointly or in common by two or more persons into individually owned interests

periodic tenancy *noun* – a tenancy that automatically continues for successive periods unless terminated at the end of a period by notice

period of grace *noun* – additional time allowed to perform an act or to make a payment before a default occurs; (also **grace period**)

personal *adjective* – of or affecting a person; (contrast **real**)

personal action *noun* – an action brought against a person rather than property

personal right *noun* – a right regarding a person's legal status or personal condition, as opposed to the person's estate

personal property *noun* – any movable or intangible thing that is subject to ownership and not classified as an immovable; (also **chattel**; **personalty**)

possession *noun* – the right under which one may have or hold property in one's power; the right to exercise exclusive dominion over property; (contrast **occupation**)

possessory interest *noun* – the present right to control property, including the right to exclude others, by a person who is not necessarily the owner

premises *noun* – a tract of land including its buildings; a house or building, along with its grounds

premises liability *noun* – a landowner's or landholder's tort liability for conditions or activities on the premises

private rented housing *noun* – housing owned by a private individual or agency and rented to the occupiers for profit, generally at market rates

private sector housing *noun* – housing provided for by private landlords, for which the free market determines the conclusion of contracts

privity of contract *noun* – the connection or relationship between two parties to a contract, allowing them to sue each other but preventing a third party from doing so, deriving from the doctrine that a contract cannot confer rights or impose obligations arising under it on any person or agent except the parties to it

privity of estate *noun* – a mutual or successive relationship to the same right in property, such as between grantor and grantee or landlord and tenant

professional landlord *noun* – a landlord in the business of building or purchasing immovables with the purpose to let for profit

property *noun* – any external thing over which the rights of possession, use, and enjoyment are exercised

property tax *noun* – a tax levied on the owner of an immovable, usually based on the property's value

public housing *noun* – social housing provided by a government agency, usually a local authority (compare *housing with a public task*)

Q

quiet enjoyment *noun* – the possession of an immovable with the assurance that the possession will not be disturbed by a superior title

quit *verb* – to leave or be forced to leave a property

R

rack rent *noun* – the highest rent obtainable; rent equal to or nearly equal to the full annual value of the property

real *adjective* – of, relating to, or attached to a thing (movable or immovable) rather than a person; (contrast *personal*)

real action *noun* – an action to protect a real right

real right *noun* – a right that is connected with a thing rather than a person, and are enforceable against the whole world

real estate investment trust *noun* – a company that invests in and manages a portfolio of immovables, with the majority of the income distributed to its shareholders; (abbreviated **REIT**)

re-entry *noun* – a landlord's resumption of possession of the leased premises, usually upon the tenant's default under the lease

registration *noun* – the act or process of recording an instrument, such as a deed or mortgage, into the public registry

rent *noun* – consideration paid under a lease, usually periodically, for the use or occupancy of an immovable

rent regulation *noun* – a restriction imposed, usually by municipal legislation, on the maximum rent that a landlord may charge for an immovable; (also *rent control*)

rent strike *noun* – a refusal by a group of tenants to pay rent until grievances with the landlord are heard or settled

repair *noun* – the curing of defects in a dwelling; (also *repair verb* – to cure defects in a dwelling)

repairment *noun* – the act of repairing

repossession *noun* – 1. the action by which a landlord takes back what he held before the lease; 2. a procedure whereby property pledged for a debt is sold to pay the debt in the event of default in payment or terms

reside *noun* – to live in a place permanently or for an extended period

residence *noun* – the place where one actually lives

primary residence *noun* – the dwelling where one usually lives; limited to one primary residence for each person at any given time, although a primary residence may be shared with other people; a

primary residence is considered as a legal residence, for example, for income tax purposes or for acquiring a mortgage

secondary residence *noun* – a place where a person lives part time or less than the majority of the calendar year; a person can have more than one secondary residence

resident *noun* – a person who lives in a particular place

residential *adjective* – 1. of or related to a residence; 2. used as a residence or by residents; 3. restricted to or occupied by residences; 4. of a tenancy, non-commercial

restriction *noun* – a limitation, in a tenancy agreement, on the use or enjoyment of an immovable; (see **restrictive covenant**)

right of entry *noun* – the right of taking or resuming possession of an immovable in a peaceable manner

S

service charge *noun* – a charge for keeping an improvement in working condition or a residential property in habitable condition; (also **maintenance fee**)

servitude *noun* – an encumbrance consisting of a right to the limited use of an immovable without the possession of it; a burden on an estate for another's benefit, usually a neighbour; includes easements, irrevocable licences, profits, and real covenants; (see also **easement**)

site *noun* – a place or location, especially land set aside for a specific use

situs *noun* – the location of an immovable for determination of which court has jurisdiction over actions involving the property

slum *noun* – run-down area of a city characterized by substandard housing, squalor, and a lack of tenure security (often as plural **slums**)

social housing *noun* – different types of housing provision which respond to administrative procedures providing protection in kind, as opposed to market mechanisms

squatting *noun* – the occupation of a building without any legal claim or title

sublease *noun* – a lease by a lessee to a third party, conveying some or all of the leased property for a shorter term than that of the lessee, who retains a reversion in the lease; (also sometimes **underlease**)

sublandlord *noun* – a tenant who leases some or all of the leased property to a third party

subtenant *noun* – a third party who received by lease some or all of the leased property from a lessee

subsidisation *noun* – to provision of protection by money

surrender *noun* – the termination of a lease by returning possession to the landlord

survey *noun* – 1. the process by which a parcel of land is measured and its area ascertained; 2. the blueprint showing the measurements, boundaries and area

T

tenancy *noun* – 1. possession or occupation of an immovable under a lease; 2. the period of such

possession or occupancy

tenancy agreement *noun* – the document by which a short term tenant holds

tenant *noun* – one who pays rent for the use and occupation of an immovable owned by another under a lease or similar arrangement (also **lessee**)

tenantable repair *noun* – 1. a repair that will render premises fit for present habitation; 2. the responsibility of the tenant to show reasonable care for the dwelling so as not to cause damage in excess of normal wear and tear

tenant association *noun* – an organization of tenants who live in a certain building or development, or an organization of tenants belonging to a county or citywide tenants' association

tenant's fixture *noun* – removable personal property that a tenant affixes to the leased immovable but that the tenant can detach and take away

tenement *noun* – a low-rent apartment building, usually in poor condition and at best meeting only minimal safety and sanitary conditions

tenure *noun* – the method of holding an immovable (compare **housing tenure**)

timeshare *noun* – a type of joint ownership or rental of property, such as a vacation condominium, by numerous persons who take turns occupying the property

title *noun* – 1. the legal link between a person who owns property and the property itself; 2. an instrument, such as a deed, that constitutes proof of ownership of property

townhouse *noun* – an attached, single-family dwelling unit which is adjacent to other similarly owned single-family dwelling units that are connected; (also **rowhouse**)

transfer *noun* – the conveyance of title to property from one person to another; 2. the document passing title of a registered immovable; 3. *verb* – to convey ownership of property to another

trespass to land – the unlawful (1) entering onto land that is in the possession of another, (2) remaining on the land, or (3) placing or projecting an object upon it

U

unconscionability *noun* – extreme unfairness

unconscionable *adjective* – of an act or transaction, extremely unfair; affronting the sense of justice, decency, or reasonableness

unoccupied *adjective* – of a building, not occupied; vacant

urban *adjective* – of or relating to a city or town; not rural

urban renewal *noun* – the process of redeveloping urban areas by demolishing or repairing existing structures or by building new facilities on areas that have been cleared in accordance with an overall plan

usufruct *noun* – a right to use and enjoy the fruits of another's property for a period of time without damaging or diminishing it, although the property might naturally deteriorate over time

V

vacate *verb* – to surrender occupancy or possession; to move out or leave

valuable improvement *noun* – an improvement that adds permanent value to the freehold

valuation *noun* – 1. an estimate of the worth or price of an immovable by an appraiser recognized as an expert in this work; 2. the act appraising the value of an immovable

vindication *noun* – an action to recover real rights in and possession of property that is wrongfully held by another

void *adjective* – having no legal force or effect

voidable *adjective* – capable of being affirmed or rejected by one of the parties; valid until annulled

W

waiver *noun* – the renunciation, abandonment, or surrender of a claim, right, or privilege

warranty *noun* – a covenant by which a grantor promises to secure to the grantee that which is conveyed in a deed

warranty of habitability *noun* – in a residential lease, a warranty from the landlord to the tenant that the leased property is fit to live in and that it will remain so during the term of the lease; (also **covenant of habitability**)

wear and tear *noun* – deterioration caused by ordinary use; the depreciation of property resulting from its reasonable use [also **fair wear and tear**, **natural wear and tear**]

welfare *noun* – a system of social insurance providing assistance to those who are financially in need

wrongful-eviction action *noun* – a lawsuit brought by a former tenant or possessor of an immovable against one who has put the plaintiff out of possession, alleging that the eviction was illegal

X

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Y

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Z

zone *noun* – an area set off by the responsible authorities for specific use, subject to certain restrictions or restraints

zoning *noun* – the division of a municipality into separate districts with different regulations within those districts pertaining to, for example, land use and building size