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

DILAPIDATIONS CLAIMS: AN OVERVIEW

1. Introduction

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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 served on the tenant during the term of the lease.

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Bing: West Smiths Law Of Dilapidations

This book discusses the legal principles governing dilapidated premises. It examines the express implied and statutory repairing obligations of landlord and tenants. The text looks at the remedies which are available to both parties to a lease if a repairing obligation is broken.

Dilapidations: overview | Practical Law

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Dilapidation is a term meaning a destructive event to a building, but more particularly used in the plural in English law for the waste committed by the incumbent of an ecclesiastical living the disrepair for which a tenant is usually liable when he has agreed to give up his premises in good repair. Dilapidation is derived from the Latin for scattering the stones of a building.

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