



TPA . S. 109 - After the transfer of lessor's right in favour of the transferee, the latter gets all rights and liabilities of the lessor in respect of subsisting tenancy - The Section does not insist that transfer will take effect only when the tenant attorns

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Transfer of Property Act, Section 109 - After the transfer of lessor's right in favour of the transferee, the latter gets all rights and liabilities of the lessor in respect of subsisting [tenancy](#) - The Section does not insist that transfer [will](#) take effect only when the tenant attorns - A transferee of the landlord's rights steps into the shoes of the landlord with all the rights and liabilities of the transferor landlord in respect of the subsisting tenancy - The section does not require that the transfer of the right of the landlord can take effect only if the tenant attorns to him - Attornment by the tenant is not necessary to confer validity of the transfer of the landlord's rights - Since attornment by the tenant is not required, a notice Under Section 106 in terms of the old terms of lease by the transferor landlord would be proper and so also the suit for ejection.

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Tags: [Tenancy - landlord tenant relationship](#), [TPA S. 109](#)