# When can the landlord cancel a contract of lease?

The general perception seems to be that the landlord can always cancel a contract of lease as soon as the tenant is in arrears. This is not entirely correct.

The landlord can only cancel the contract if there is a clause in the contract entitling him to act as such.

If there is no such clause or in the case of an oral agreement the landlord will first have to give a notice to the tenant requiring him to pay the arrear rental and stipulating that the contract would be cancelled if the tenant fails to adhere to the demand before the landlord can terminate the agreement.

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