

## ABSTRACT

The purpose of the thesis is to compare the Czech and the German regulation of the apartment lease termination. The thesis considers the current Czech and German legal provisions, but also the coming Czech legislation. The thesis is composed of four chapters. Chapter one is introductory and deals with the terminology used in the thesis. Chapter two focuses on the apartment lease termination and divides it into two different types – absolute and relative. Chapter three describes and compares the most important grounds of absolute apartment lease termination, by which the notice is the most dominant. Chapter four deals with two different types of relative apartment lease termination causing changes either on the side of the lessee or the side of the lessor. The thesis leads to the conclusion that the Czech legislator searched inspiration for new Czech legal rules concerning apartment lease termination within the German regulation and this seems to be a good choice.