Leases and Joint Tenancies

- Joint tenant’s right to possession
- Does lease sever joint tenancy?
- Rent
- Risks to lessee
- Prescription
- Remedies

Introduction to Landlord-Tenant Law
The Leasehold Estates

Nonfreehold Estates

- The Term of Years
- The Periodic Tenancy
- The Tenancy at Will
- [The Tenancy at Sufferance: Holdovers]

Tenancy at Will

• Lease granting Gerrish (T) a right to terminate when he chooses amounts to a—
  • Tenancy at Will (nonfreehold)?
  • Periodic Tenancy (nonfreehold)?
  • Determinable Life Estate (freehold)?

Garner v. Gerrish Cont’d

Tenancy at Will Cont’d

• Common Law Rule
  • Livery of seisin for freehold estates
  • Parties’ intentions