

PART I
Private Law

CHAPTER I

Property and Conveyancing

CORNELIUS J. MOYNIHAN

A. REAL PROPERTY

§1.1. Landlord and tenant. The termination of a tenancy at will by reason of a conveyance of the fee by the landlord is frequently followed by the creation of a new tenancy at will between the former tenant and the new landlord. More often than not this new tenancy arises by implied agreement between the parties. Whether such tenancy has been created is a question of fact but the payment of rent in advance and the unqualified acceptance by the landlord are prima facie evidence of a new tenancy and, if nothing more appears, control the issue.¹ Moreover, if a new tenancy has been created by the conduct of the parties it has been said that by implication the terms are the same as those of the former tenancy.² The new landlord, it has been held, has no greater rights under the new tenancy than his predecessor had under the old.³

Cornelius J. Moynihan is Professor of Law at Boston College Law School. He is the author of *A Preliminary Study of the Law of Real Property* (1946) and a contributing editor of *American Law of Property* (Part 7, *Conveyancing Property*) (1957).

The author wishes to acknowledge his indebtedness to Frederick M. Bailey of the Boston Bar for the material on legislative developments in this chapter. He is also indebted for research assistance to Thomas F. Murphy, a member of the Board of Student Editors of the *American Lawyer*.

§1.2. * Although the conveyance of the structure is usually in fee, a transfer of a portion of the reversionary interest, as by a lease for years, also encompasses the subsisting tenancy at will. *Pratt v. Farrow*, 15 Allen 712 (Mass. 1867).

* *Maurillo v. Ryan*, 229 Mass. 653, 100 N.E.2d 480 (1952); *Seagle v. Collins*, 221 Mass. 425, 73 N.E.2d 729 (1947).

* *Korvickowski v. Spillane*, 220 Mass. 282, 69 N.E.2d 370 (1946); *Seaton v. Seaton*, 222 Mass. 46, 18 N.E.2d 720 (1948).

* *Korvickowski v. Spillane*, 220 Mass. 282, 69 N.E.2d 374 (1946) (new landlord denied right of inspection of premises because such right had not been a term of the former tenancy).

Chapter 1 Property And Conveyancing

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Conveyancing Handbook Frances Silverman, 2017-09-04 The Law Society's Conveyancing Handbook presents the latest guidance in residential conveyancing and is a crucial resource for answering queries arising from day to day transactions It is revised annually by a team of experts directed by an editorial board and edited by Frances Silverman The 24th edition includes a new chapter on conveyancing of shared ownership property a new chapter on Annual Tax on Enveloped Dwellings ATED the new third edition of the Standard Commercial Property Conditions the Law Society's Model Property Report and Consumer Lease Report **The Student's Conveyancing** Albert Gibson, Robert McLean, 1885 *The Solicitors' Journal & Reporter*, 1870 *Lectures Delivered to the Class of Conveyancing in the University of Edinburgh* John Philip Wood, 1903

Forms and Precedents in Conveyancing with Introd. and Practical Notes William Whittaker Barry, 1872 *The Law Times*, 1877 *The Solicitors' Journal*, 1882 *Commentaries Upon International Law by Sir Robert Phillimore, D.C.L.*, 1871 **A Treatise on the Law, Privileges, Proceedings, and Usage of Parliament** Thomas Erskine May, 1873 *The Income Tax Laws at Present in Force in the United Kingdom* Stephen Dowell, 1874 **The Conveyancer**, 1919 An Encyclopaedia of Conveyancing and Commercial and Mercantile Documents, 1919 A Practical Introduction to Conveyancing Sir Howard Warburton Elphinstone, 1871 **Core Concepts of Commercial Law** John F. Dolan, Bruce A. Markell, Lawrence Ponoroff, 2004 This book reflects the authors belief that to teach only the rules would give students a false sense and static understanding of what commercial law is all about and what makes it exciting This book is also an effective platform for a more detailed approach to the rules of commercial law Problems could be easily supplemented text to provide students with a more technical understanding of these rules The authors emphasize some of the rules because those rules help students understand the basic concepts Most of the study deals with the UCC specifically Articles 9 3 4 and 5 **Jurist**, 1857 **The Irish Law Times and Solicitors' Journal**, 1904 Commentaries on the Present Laws of England Thomas Brett, 1891 **Clerks' and Conveyancers' Assistant** Benjamin Vaughan Abbott, Austin Abbott, 1899 *The Weekly Notes*, 1867 **Registration of Title to Land Throughout the Empire** James Edward Hogg, 1920

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