

## Comments:

This is a great first attempt at a Land Law question, so well done! To improve this further focus on the following:

- 1) Make sure you are explaining legal concepts to the client i.e. exclusive possession – what does this actually mean? Another example is where you mention Chantler (and it should be *Lace v Chantler*!) but don't properly explain it; don't assume knowledge on the part of the examiner!
- 2) Ensure that you are always using authority to back up the legal points you are making i.e. you said rent is a non-essential condition, but didn't mention *Ashburn Anstalt v Arnold* in this regard.
- 3) You make some excellent points in the section on exclusive possession, but you don't always carry them through to a point of finality (for want of a better phrase!). For example, the storage of permitted materials could have been developed further into a control point under *Esso v Fumegrange*, and you mention non-restricted access but don't develop this into a discussion on *Aslan v Murphy*.
- 4) Do make sure you always use the structure I have given you for a topic. Your structure on forfeiture wasn't quite right; you didn't discuss waiver, and you got the process (court order or peaceable re-entry (the last of which you didn't mention)) before the ability for the tenant to get relief. I promise the structure I have given you is logical so do use it! 😊

But well done overall.