

Case No. 6,669.

HOOF v. LADD.

[1 Cranch, C. C. 167.]¹

Circuit Court, District of Columbia.

June Term, 1804.

LANDLORD AND TENANT—TERM—HOLDING OVER.

If a tenant who has occupied and paid rent annually, holds over into a new year, it is evidence of a new demise for a year.

Debt for rent—demise for one year.

THE COURT was of opinion that although no special agreement was made about the rent, yet if the defendant had occupied and paid rent annually; and had continued into a second year, it was evidence of a new demise for one year. So if he had paid rent monthly, it would be a demise for a month, &c.

¹ [Reported by Hon. William Cranch, Chief Judge.]