

# Tabcorp Holdings Ltd v Bowen Investments Ltd [2009]

A breach of contract and covering damages associated with it.

## Evidence

Bowen Investments company is the plaintiff in this case. They constructed an office building and equipped it with high-quality furniture. The defendant, Tabcorp Holdings enterprise, got a 10-year lease on this property. The contract between the parties indicated that Tabcorp Holdings was not allowed to renovate the building without the permission of Bowen Investments company. The plaintiff sued their tenants when the latter destroyed the foyer inside the building.

## Problematics

The plaintiff insisted that the defendant restore the foyer to its previous condition at their own expense. The defendant argued that the sum of repayment should be smaller because the destruction was minor when compared to the total size of the leased property.

## Resolution

Tabcorp Holdings was found liable for the destruction and covered the losses. The contract between the tenant and the landlord had been clearly outlined, and the defendant turned out to be the party that breached its conditions.

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