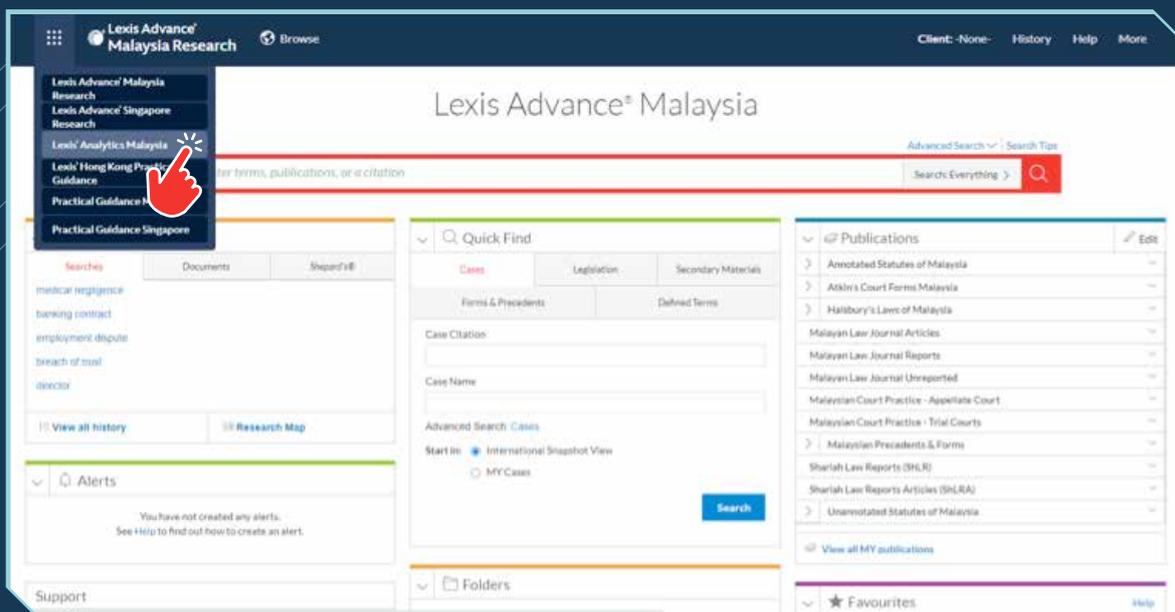


Lexis® Analytics Malaysia Quick Reference Guide

1.

Access Lexis Analytics Malaysia from the menu

Login to Lexis Advance® at <https://advance.lexis.com/>. Access Lexis Analytics Malaysia from the menu (☰) on the top left side of your Lexis Advance homepage.



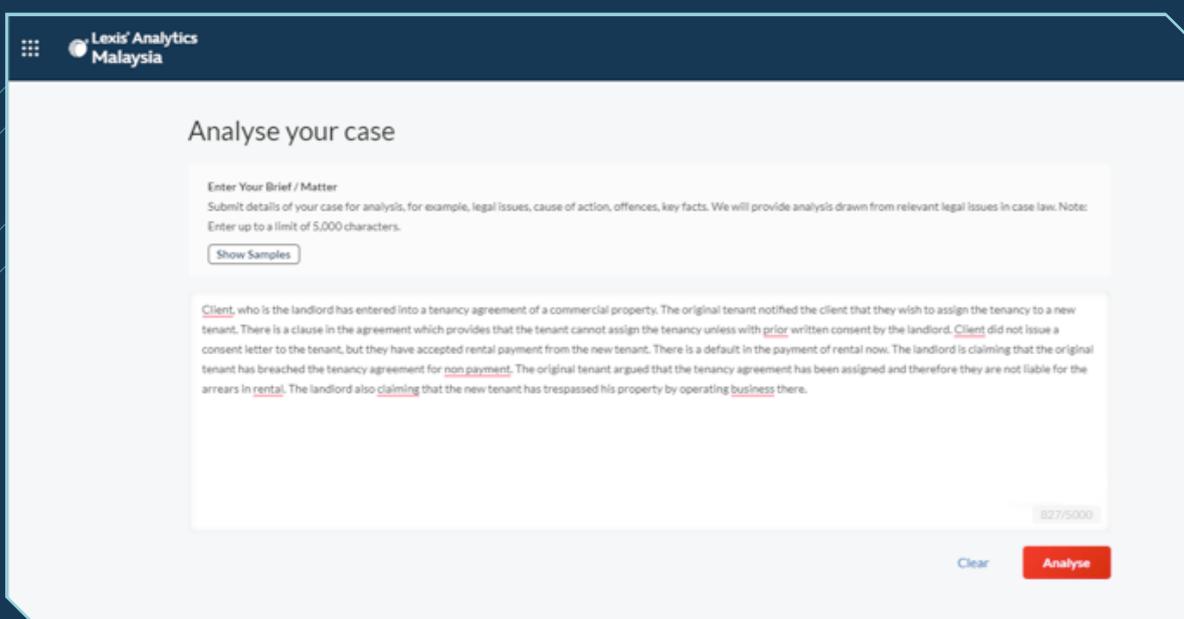
Tips:

- Lexis Analytics Malaysia is accessible via a single log-in to your Lexis Advance account, you can switch between strategy making, legal research, and guidance seamlessly.



2. Start by typing in your brief

Type in all information from your matter or brief in the form of free text into the **Input Box**, this includes legal issues, key facts and legislative provision, once you're done, click **Analyse**. The AI behind Lexis Analytics Malaysia will extract all information from your brief and map out a connection between the information based on historical cases.



Lexis Analytics Malaysia

Analyse your case

Enter Your Brief / Matter
Submit details of your case for analysis, for example, legal issues, cause of action, offences, key facts. We will provide analysis drawn from relevant legal issues in case law. Note: Enter up to a limit of 5,000 characters.

Show Samples

Client, who is the landlord has entered into a tenancy agreement of a commercial property. The original tenant notified the client that they wish to assign the tenancy to a new tenant. There is a clause in the agreement which provides that the tenant cannot assign the tenancy unless with prior written consent by the landlord. Client did not issue a consent letter to the tenant, but they have accepted rental payment from the new tenant. There is a default in the payment of rental now. The landlord is claiming that the original tenant has breached the tenancy agreement for non payment. The original tenant argued that the tenancy agreement has been assigned and therefore they are not liable for the arrears in rental. The landlord also claiming that the new tenant has trespassed his property by operating business there.

827/5000

Clear Analyse

Tips:

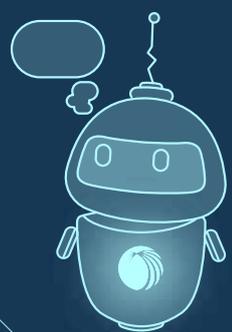
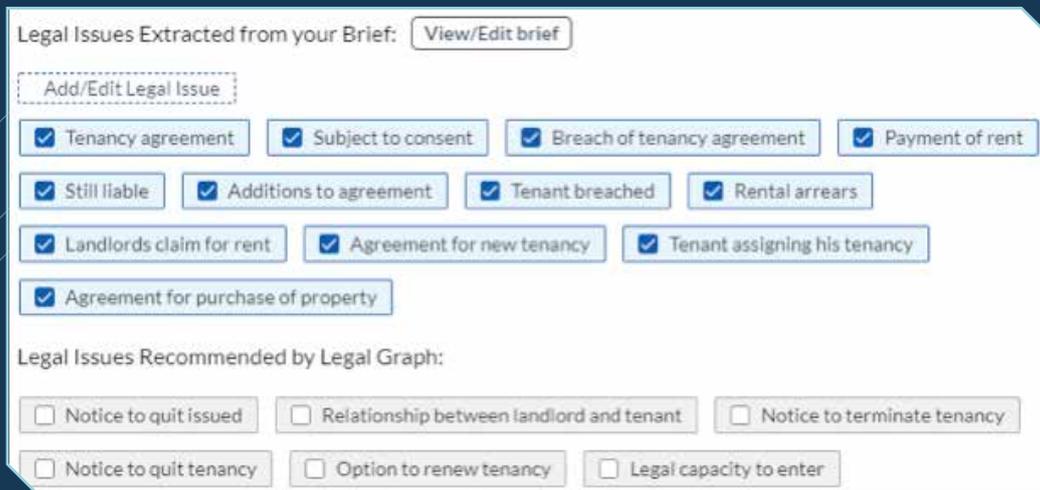
- You can analyse your brief as a whole chunk of text instead of breaking down your matter into separate case points and research on each point individually.
- You can include as much information as you want, up to 5000 words.
- It is advisable to include as much information as you can into the Input Box for the AI to extract the most relevant insight for your matter.



3. Include/Exclude and evaluate important case points

Visualize relevant legal issues extracted from your brief and evaluate suggested legal issues you may have missed.

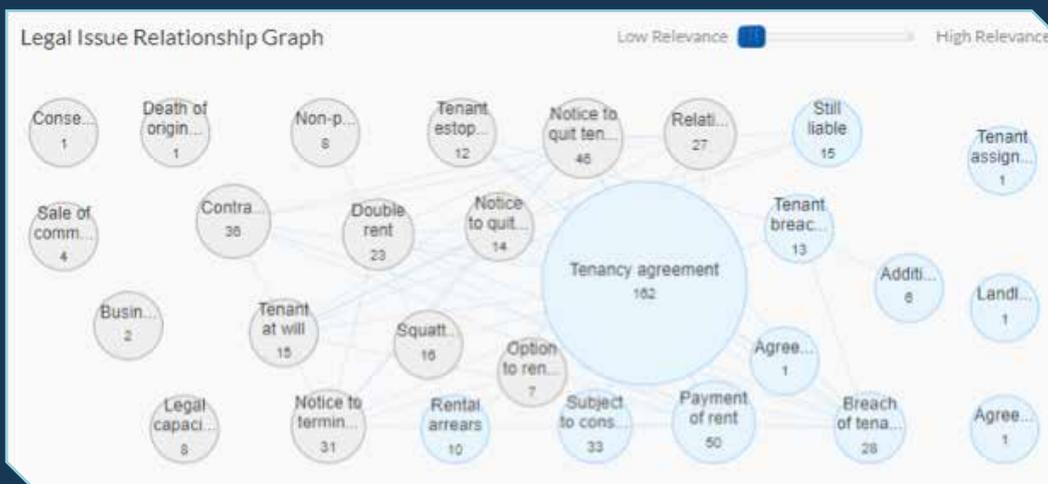
- A** The Legal Issues list on the left side of the page will show you all the **Legal Issues Extracted** from your brief in blue boxes. **Legal Issues Recommended** which are listed in grey boxes are legal issues that were not included in your brief but that are suggested by the AI behind Lexis Analytics Malaysia based on similar cases in the past.



Tips:

- You may choose to include or exclude (tick or untick) the listed legal issues in your analysis by clicking the "Add/Edit Legal Issue".
- You can also edit your brief by clicking the "View/Edit Brief".

- B** **Legal Issue Relationship Graph** allows you to visualize the connection between the legal issues you've chosen. The blue bubbles indicate the Legal Issues Extracted while the grey bubbles indicate the Legal Issues Recommended.

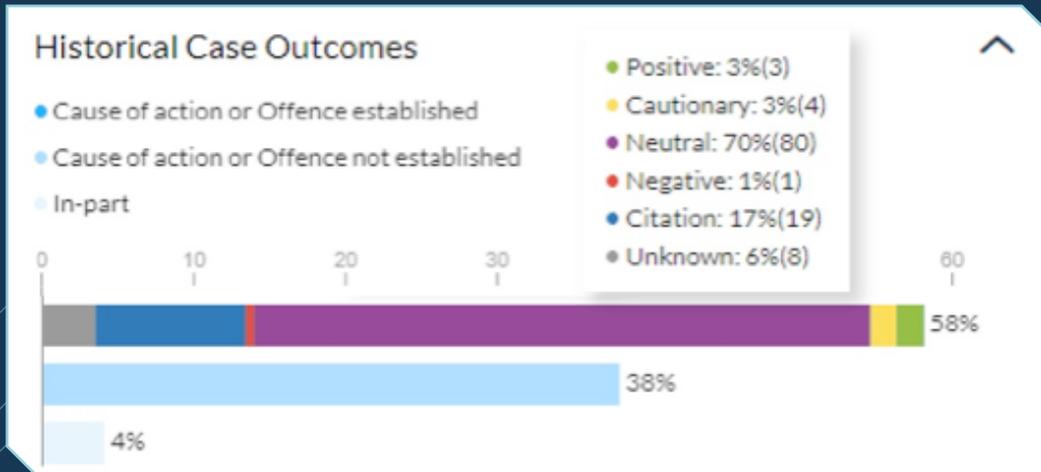


Tips:

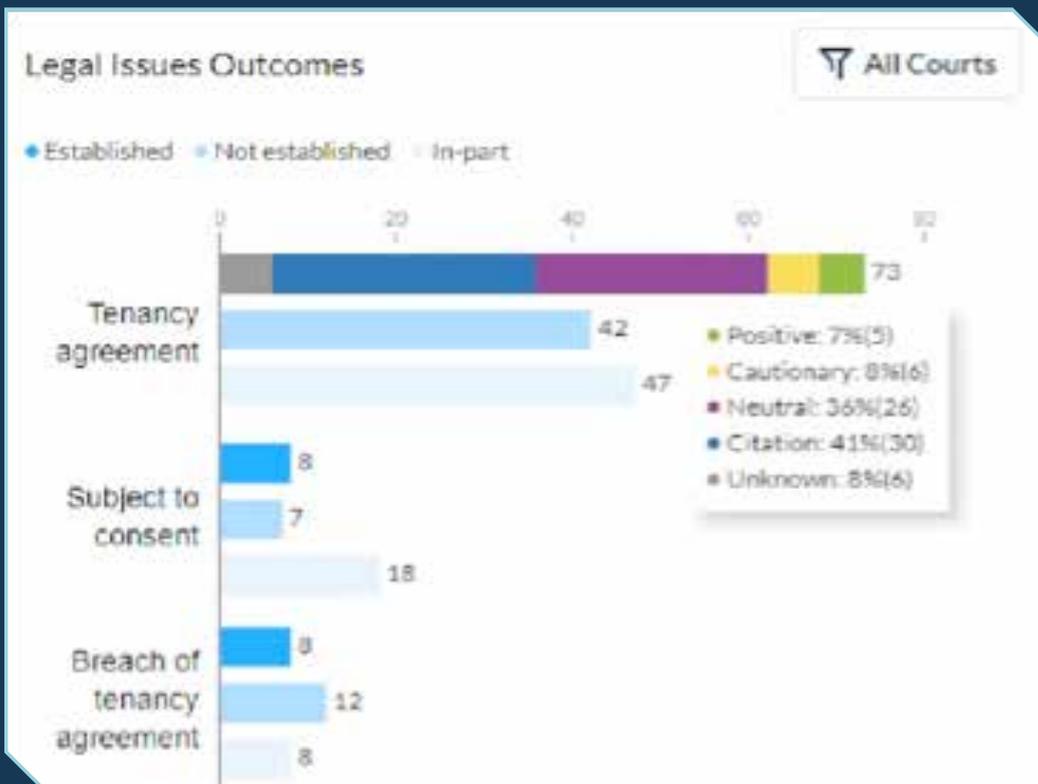
- You may hover on each bubble to see how each legal issue connects with the others.
- You can adjust the relevancy of the legal issues relationship graph by toggling the relevancy threshold.

4. Analyse the results of your chosen legal issues

A Analyse the overall results of your chosen legal issues in the **Historical Case Outcomes** graph.



B Narrow down and analyse a specific legal issue to view how they have been treated in the past with the **Legal Issues Outcomes** bar



Tips:

- You can evaluate your selected legal issues further by analysing the judicial treatment, and the authoritative strength of the cases with favourable or unfavourable outcomes
- You can hover on the graph bar of the legal issues and double click on the treatment to evaluate the related cases for the treatment.

5. Justify your strategy with recommended cases

Based on the legal issues and filters you've selected, the AI will then retrieve a list of cases similar to the settings you've incorporated in the earlier section. The Recommended Cases list provides you a summary of key factors, outcomes, and an overview of the case treatment for you to evaluate for your strategy, you can then read the cases further on Lexis Advance.

Recommended Cases (top 200)

Filters

- LEE NYAN HON & BROTHERS SDN BHD v METRO CHARM SDN BHD**

CaseAnalysis: [2009] 6 MLJ 1 [2009] MLJU 703 [2009] 6 MLJ 450 [2010] 1 AMR 501 [2009] 6 CLJ 626 MYCA

Key Factor: Landlord and tenant, Agreement breached, Remedies available, Tenancy agreement, Trespass

Outcome: Held, allowing the defendant's appeal and dismissing the plaintiff's cross-appeal with costs:

Catchwords: Landlord and Tenant – Rent – Non-payment of – Trespass – Landlord sealed off land and demolished buildings on it – Whether remedy of self-help available to landlord when tenant breached tenancy agreement – Whether tenant estopped from raising illegality when notice of termination based on failure to pay rental given – Specific Relief Act 1950 ss 7 & 8
- METRO CHARM SDN BHD v LEE NYAN HON & BROTHERS SDN BHD & ANOR**

CaseAnalysis: [2007] 5 MLJ 272 MYHC

Key Factor: Issue of, Payment, Tenant breached, Tenancy, Payment of cheque

Outcome: For issue, the court awarded the sum of RM944,228.04 to the plaintiff as damages for trespass (see paras 27 & 45).

Catchwords: Landlord and Tenant – Determination – Trespass – Self help by landlord to recover property from occupier – Damages to be awarded – Specific Relief Act 1950 s 7(2) & (3)

Landlord and Tenant – Creation – Tenancy – Agreement – Whether agreement void for non fulfilment of conditions for construction and business licence approvals – Whether conditions ...
- BELLA JADE SDN BHD v CME GROUP BERHAD & ANOR**

CaseAnalysis: [2015] MLJU 1880 MYHC

Key Factor: Landlord and tenant, Construction, Enforcement of, Breach of tenancy agreement, Tenancy agreement

Outcome: Bellajade's claim against the Guarantor was accordingly dismissed.

Tips:

- You can filter the recommended cases by courts.
- You can access the key factors and outcomes of each case by accessing the full text on Lexis Advance®.



Experience the future of litigation.
Get started with Lexis® Analytics Malaysia!

CONTACT US

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