

# THE LANDLORD AND TENANT ACT 1999

**Act 6/1999**

Proclaimed by [\[Proclamation No. 11 of 1999\]](#) w.e.f. 15<sup>th</sup> August 1999

## ARRANGEMENT OF SECTIONS

### Section

#### **PART I - INTRODUCTORY**

1. [Short title](#)
2. [Interpretation](#)

#### **PART II - APPLICATION OF ACT**

3. [Premises to which the Act applies](#)
4. [Written tenancy agreements](#)

#### **PART III RENT CONTROL**

##### **SUB - PART A - RENT**

5. [Rent Book](#)
6. [Fair rent](#)
7. [Excessive claims of rent](#)
8. [Transfer of burden or liability](#)
9. [Permitted increases of rent](#)

##### **SUB - PART B - TRIBUNAL**

10. [Fair Rent Tribunal](#)
11. [Jurisdiction and powers of the Tribunal](#)
12. [Proceedings of the Tribunal](#)
13. [Principles applicable to determine fair rent](#)
14. [Review by the Tribunal of its determinations](#)
15. [Appeals from the Tribunal](#)

#### **PART IV - POSSESSION OF TENEMENT AND REPAIRS**

16. [Restriction on right to possession](#)
17. [Breach of obligation](#)
18. [Nuisance](#)
19. [Deterioration of premises](#)
20. [Notice to quit](#)
21. [Subletting and assignment](#)
22. [Overcrowding](#)
23. [Termination of employment](#)
24. [Personal use and occupation](#)
25. [Premises in dilapidated conditions](#)
26. [Scheme of reconstruction](#)

27. [Additional powers of Court](#)
28. [Prohibition on subletting and assignment](#)
29. [Order obtained in bad faith](#)
30. [Premises vacated on the ground of destruction or serious damage](#)
31. [Complaint for disrepair](#)
32. [Jurisdiction and powers of the Court](#)

## **PART V - MISCELLANEOUS**

33. [Offences](#)
34. [Regulations](#)
35. [Consequential amendment](#)
36. [Repeal](#)
37. [Saving](#)
38. [Commencement](#)

### **An Act**

**To provide for the repeal and reenactment of the statutory provisions regulating the rights and obligations of landlords and tenants of certain premises**

ENACTED by the Parliament of Mauritius as follows

#### **PART I - INTRODUCTORY**

##### **1. Short title**

This Act may be cited as the Landlord and Tenant Act 1999.

##### **2. Interpretation**

In this Act

"business premises" means premises primarily intended for use for business, commercial, industrial office or professional purposes;

"Chairman" means the Chairman of the Tribunal appointed under section 10(2);

"Court" means the District Court exercising jurisdiction in the district or other area where the relevant premises are situated;

"determination of the Tribunal" means a determination made by the Tribunal in the exercise of its jurisdiction under Part 111;

"domestic bank" has the same meaning as in the Banking Act 1988;

"dwelling house"

- (a) means premises primarily intended for use as a dwelling house notwithstanding that part of them are used for another purpose;
- (b) includes a part of a house let as a separate dwelling;

"fair rent" has the meaning ascribed to it in section 6;

"industrial premises" means premises which are primarily intended for use for industrial purposes of manufacture or service;

"landlord" means the person who receives, or is entitled to receive, rent in respect of any premises;

"letting" and "subletting" include the using and occupying of premises;

"market rent" means the rent which a willing landlord might reasonably expect to receive if the premises were put up for letting in the open market;

"member"

- (a) means a member of the Tribunal;
- (b) includes the Chairman;

"member of a family", in relation to a landlord who is a natural person, means a relative by blood or marriage who would, if he were in need, be entitled to maintenance from the landlord;

"Minister" means the Minister to whom responsibility for the subject of Housing is assigned;

"possession order" means an order made by the Court for the recovery of possession of, or the ejection of a tenant from, any premises;

"premises"

- (a) means any premises to which this Act applies and the curtilage thereof; and
- (b) includes
  - (i) a dwelling house;
  - (ii) a place of worship and;
  - (iii) premises primarily intended for use, on a non-profit making basis, for cultural, social or sports purposes,

"previous letting" means the letting to a tenant, before the commencement of this Act, of-

- (a) a dwelling house;
- (b) a place of worship; or
- (c) premises primarily intended for use, on a non-profit making basis, for cultural, social or sports purposes:

"Registrar" means the person designated as such pursuant to section 10(6);

"rent" means the amount paid, received or due on a monthly basis, or for such other period as may be agreed upon by the landlord and the tenant, in consideration of the letting of any premises;.

"rent book" means a document issued pursuant to section 5;

"related corporation", in relation to a landlord that is a body corporate, has the same meaning as in section 2(7) of the Companies Act 1984;

"tenancy" includes use and occupation;

"tenant" includes, where the person referred to in paragraph (a) or (b) is able and willing to occupy the premises for the same purpose for which they were occupied by the tenant before his death -

- (a) the surviving spouse, if any, who was occupying the premises with the tenant at the time of the latter's death; or
- (b) where there is no surviving spouse, such member of the tenant's family who was so occupying the premises as may, in default of agreement between the relevant parties, be determined by the Court;

"Tribunal" means the Fair Rent Tribunal established by section 10;

"value" means the amount which any premises, if sold in the open so market by a willing seller, might reasonably be expected to fetch.

**Amended by** [\[Act No. 5 of 2005\]](#)

## **PART II- APPLICATION OF ACT**

### **3. Premises to which the Act applies**

(1) Subject to this section, this Act shall apply to any premises.

(2) This Act shall not apply to -

- (a) premises bona fide let at a rent which includes payment in respect of furniture or of board and attendance, or of equipment;
  - (aa) business premises let after 1 July 2005;
- (ab) business premises, where they were let on or before 1 July 2005, after 31 December 2020;

**Amended by** [\[Act No. 5 of 2005\]](#); [\[Act No. 21 of 2009\]](#); [\[Act No. 22 of 2017\]](#)

- (b) a dwelling house occupied by a person in the employment of the landlord or a member of his family or, where the landlord is a body corporate, of a related corporation, and put at his disposal rent free as part of his conditions of service;
- (c) the letting of a dwelling house which is included in the bona fide letting, for agricultural purposes, of the property of which the dwelling house is part.

- (3) The Minister may, by regulations, provide that this Act shall not apply to such category of premises as may be specified in the regulations.

**4. Written tenancy agreements**

- (1) Subject to subsections (2) to (6), nothing in this Act shall prevent the landlord and a tenant from entering into a written agreement regarding any matter provided for in this Act, and any rent so agreed shall be deemed to be the fair rent of the premises.
- (2) Notwithstanding an agreement entered into pursuant to subsection (1), every landlord shall comply with section 5.
- (3) Notwithstanding an agreement entered into pursuant to subsection (1), every tenant shall comply with section 28(l)(a).
- (4) Subject to subsection (5), an agreement entered into pursuant to subsection (1) shall not be reviewed, maintained, varied or set aside by the Tribunal acting in the exercise of its jurisdiction under Part III until the lapse of 3 years from the date of the agreement.
- (5) Where the Tribunal is satisfied that any of the circumstances referred to in section 14 apply to any such agreement as they would apply to a hearing before, or a determination of, the Tribunal, it may exercise any of the powers specified in subsection (4) before the lapse of the said period of 3 years.
- (6) Notwithstanding an agreement entered into pursuant to subsection (1), the Court may entertain a plaint in the exercise of its jurisdiction under Part IV.

**PART III - RENT CONTROL  
SUB-PART A - RENT**

**5. Rent Book**

- (1) Except where a tenant has made effective arrangements to pay the rent by a standing order addressed to a domestic bank, every landlord shall-
- (a) provide to his tenant, against written receipt, a rent book for use in respect of the premises let to him; and
- (b) by himself or through his agent-
- (i) record in the rent book every payment made by the tenant in respect of rent; and
- (ii) affix a signature or, where the landlord is a body corporate, its seal together with an authorised signature, by the side of every payment recorded under subparagraph (i).
- (2) The landlord shall ensure that every rent book issued by him-

- (a) contains on its outside or inside cover, the particulars in the form set out in the First Schedule;
- (b) is kept up to date in respect of each of those particulars;
- (c) is renewed whenever necessary.

## **6. Fair rent**

Subject to section 31(4), the fair rent of any premises shall, until and unless it is varied by an increase which is permitted in accordance with section 9 or by a determination of the Tribunal, be -

- (a) in the case of any premises that were let at the commencement of this Act, the amount which was lawfully due, or actually paid, as rent at that date, whichever is the higher;
- (b) in the case of any premises that are let after the commencement of this Act, such amount as may be -
  - (i) agreed between the landlord and the tenant pursuant to section 4(l); or
  - (ii) in default of, or notwithstanding, any such agreement, fixed by a determination of the Tribunal.

## **7. Excessive claims of rent**

- (1) A landlord, or any other person acting on his behalf, shall not increase, request, receive or recover from a tenant, any rent in excess of the fair rent of the premises.
- (2) Where a tenant has paid to the landlord, or to any other person acting on his behalf, any amount as rent which is in excess of the fair rent, he may -
  - (a) recover that amount from the landlord; or
  - (b) deduct that amount from any rent for an ensuing period of tenancy.

## **8. Transfer of burden or liability**

- (1) Any transfer to a tenant of a burden or liability previously borne by the landlord shall be treated as an alteration of the rent and where, as a result of the transfer, the terms on which the premises are held are on the whole less favourable to the tenant than the previous terms, the rent shall be deemed to be increased, whether or not the amount payable as rent is increased.
- (2) Any increase of the rent payable for any premises in respect of a transfer to the landlord of a burden or liability previously borne by the tenant shall not be deemed to be an increase in rent where, as a result of the transfer, the terms on which the premises are held are on the whole not less favourable to the tenant than the previous terms.

## **9. Permitted increases of rent**

- (1) A landlord may increase the rent of any premises by an amount representing any increase in the taxes, rates or service charges payable by him in respect of the premises.
- (2) The landlord of any premises which are the subject of a previous letting to a tenant may increase the rent payable by that tenant where he has incurred expenditure on any restoration, improvement or structural alteration of the premises, other than expenditure on decoration or minor repairs.
- (3) The amount of the increase permitted under subsection (2) shall be calculated at a rate per annum not exceeding 12 per cent of the expenditure incurred.
- (4) Where any business premises, were let to a tenant on or before 1 July 2005, the landlord shall be entitled to and may increase the rent payable by an amount determined in accordance with the Second Schedule.
- (5) Notwithstanding subsection (4), where the landlord and the tenant have, before 1 July 2005, agreed to increase the rent by an amount which is higher than the amount of increase determined in accordance with subsection (4), the tenant shall pay the rent as agreed.

### **(6)-(8) Repealed by [\[Act No. 5 of 2005\]](#)**

- (9) The landlord of any premises, that are let to a tenant after the commencement of this Act may increase the rent payable by that tenant where he has incurred expenditure on any restoration, improvement or structural alteration of the premises, other than expenditure on decoration or minor repairs.
- (10) The increase permitted under subsection (9) shall be an amount representing the amortisation, over a period of 5 years, of the expenditure incurred, with interest at ,not less than the prevailing Repo rate determined by the Bank of Mauritius.

**Amended by [\[Act No. 5 of 2005\]](#); [\[Act No. 21 of 2009\]](#); [\[Act No. 26 of 2013\]](#)**

## **SUB-PART B - TRIBUNAL**

### **10. Fair Rent Tribunal**

- (1) There is established, for the purposes of this Act, a Fair Rent Tribunal consisting of a Chairman and two other members.
- (2) The Chairman shall be –
  - (a) a barrister or an attorney of not less than 10 years' standing or a person who has held judicial office for not less than 5 years; and
  - (b) appointed by the Minister on such terms and conditions as may be determined by him.

- (3) The 2 other members shall be designated by the Chairman, by rotation, from a panel of not less than 3 nor more than 7 persons appointed by the Minister, for a period of 5 years, from amongst persons having experience in valuation or property matters.
- (4) Any member shall, at the end of his term of office, be eligible for reappointment for one further period of 5 years.
- (5) Every member shall be paid such allowance as the Minister may determine.
- (6) There shall be a Registrar of the Tribunal who shall
  - (a) be a public officer designated by the Minister;
  - (b) keep a minute of the proceedings before the Tribunal and a note of any oral and evidence adduced;
  - (c) have the custody any document or other exhibit produced at a hearing before the Tribunal;
  - (d) perform such other duties as may be entrusted to him by this Act or any regulations or rules made thereunder.

## **11. Jurisdiction and powers of the Tribunal**

- (1) The Tribunal shall, notwithstanding any other enactment, have exclusive jurisdiction, on an application made to it by a landlord or a tenant, to
  - (a) determine the fair rent of any premises let after 15 August 1999 or the market rent of business premises let on or before 1 July 2005;
  - (b) subject to section 14, review, maintain, vary or set aside any determination made under paragraph (a); and
  - (c) subject to section 4, review, maintain, vary or set aside any agreement referred to in that section in so far as it relates to any matter provided for in this Part.
- (2) The Tribunal may, for the purposes of making a determination under subsection (1), hold that any expenditure referred to in section 9 (2) or (9) was incurred unnecessarily.
- (3) The Tribunal may, where it thinks fit -
  - (a) apportion the fair rent of any premises among 2 or more tenants;
  - (b) order that the rent of any premises other than business premises shall gradually increase



over a period not exceeding 48 months from the date of its determination in order not to cause excessive hardship to the tenant.

- (4) Notwithstanding the lodging of an application before the Tribunal, the tenant shall pay the rent claimed by the landlord.
- (5) The Tribunal may, on making a determination, order that any amount in excess of the fair rent paid by a tenant shall be -
  - (a) refunded to him by the landlord; or
  - (b) applied in satisfaction of rent payable in the future at such rate and over such period as it thinks fit.

**Amended by** [\[Act No. 5 of 2005\]](#)

## **12. Proceedings of the Tribunal**

- (1) Subject to this section and to any regulations made under this Act, the Tribunal shall regulate its own procedure, but its proceedings shall be informal and take place in public.
- (2) The Tribunal shall be convened at such time and place as the Chairman shall determine.
- (3) An application to the Tribunal under section 11 shall be -
  - (a) made in writing;
  - (b) accompanied by the prescribed fee;
  - (c) lodged with the Registrar; and
  - (d) at the latter's request served by an usher on the other party together with a notice informing him of the date on which the matter will be heard.
- (4) A person may apply to be made a party in any proceedings before the Tribunal and the Tribunal shall, if it is satisfied that the person has an interest in the proceedings, grant the application.
- (5) A party in any proceedings before the tribunal may be represented before it by a barrister or an attorney.
- (6) Before making a determination, the Tribunal shall give every party an opportunity to be heard and to adduce such evidence as may seem relevant to the Tribunal.
- (7) The Tribunal may -
  - (a) take evidence on oath and, for that purpose, the Chairman may administer an oath; and
  - (b) summon and examine witnesses and, for that purpose, require the production of any document or other exhibit.

- (8) Every summons referred to in subsection (7) shall be issued by the Registrar and served, at his request, by an usher.
- (9) Every determination of the Tribunal -
- (a) shall, in case of disagreement between the members, be the decision of the majority;
  - (b) shall be -
    - (i) recorded in a register maintained by the Registrar which shall be open to inspection on payment of the prescribed fee; and
    - (ii) binding on the parties to the proceedings and those in their right;
  - (c) may be proved in evidence before any court by the production of a copy certified by the Registrar.
- (10) The Tribunal shall make a determination not later than 12 weeks after the start of the hearing of an application to the Tribunal under section 11.

Added by [\[Act No. 5 of 2005\]](#)

### **13. Principles applicable to determine fair rent**

The Tribunal shall, for the purpose of determining the fair rent of any premises, take into account all the circumstances of the case, including -

- (a) their location;
- (b) the age, quality, character and type of the premises;
- (c) their state of repair;
- (d) any improvement made to the premises at the expense of the tenant with the landlord's consent;
- (e) a reasonable return to the landlord on the value of the premises; and the market rent of similar premises in the neighbourhood.

### **14. Review by the Tribunal of its determinations**

The Tribunal shall not review a determination made by it until the lapse of 3 years from the date it was made unless -

- (a) the circumstances affecting the determination of the fair rent of the premises or of the market rent of the business premises have materially altered since it was made;
- (b) the determination was made in consequence of any fraud, misrepresentation or error;
- (c) fresh material evidence, which could not by reasonable diligence have been made available at the hearing, becomes available;

- (d) the determination was made in the absence of an interested party whose absence was not due to any fault or neglect of his; or
- (e) in the opinion of the Tribunal, substantial injustice has been occasioned by the determination.

Amended by [\[Act No. 5 of 2005\]](#)

#### **15. Appeals from the Tribunal**

- (1) Any person aggrieved by a determination of the Tribunal may, within 21 days Of the date of the determination, appeal therefrom on a point of law to the Supreme Court.
- (2) Any person wishing to appeal under subsection(1)shall-
  - (a) lodge with, or send by registered post to, the Registrar a written application requiring the Tribunal to state and sign a case for the opinion of the Supreme Court on the ground stated therein; and
  - (b) at the time, or earlier, forward a copy of the application by registered post to every other party.
- (3) The Judges shall make rules to regulate the practice and procedure in respect of an appeal under this section.

### PART IV POSSESSION OF TENEMENT AND REPAIRS

#### **16. Restriction on right to possession**

- (1) No Possession order shall be made or given by a court except under sections 17 to 26.
- (2) Notwithstanding subsections (1) and sections 17 to 26(a), no order shall be made under subsection (1) unless the Court considers it reasonable to make the order for the recovery of possession.
- (3) Subsection (2) shall not apply to an order made under section 26(1)(b).

#### **17. Breach of obligation**

The Court may make an order under section 16 where any rent lawfully due from the tenant has not been paid, or any other obligation of the tenancy (whether under the contract of tenancy or under this Act) has been broken or has not been performed by the tenant.

#### **18. Nuisance**

The Court may make an order under section 16'where the tenant, or any person residing or lodging with him or in his employment has been –

- (a) guilty of conduct which is a nuisance or annoyance to adjoining occupiers; or

- (b) the subject of a final conviction for an offence of using, causing or permitting the premises to be used for an unlawful or immoral purpose.

**19. Deterioration of premises**

The Court may make an order under section 16 where the condition of the premises has, in the opinion of the court, deteriorated owing to an act of waste by, or through the neglect or default of, the tenant or any person residing or lodging with him or in his employment.

**20. Notice to quit**

The Court may make an order under section 16 when the tenant has given written notice to quit and as a consequence, the landlord has -

- (a) contracted to sell or let the premises;
- (b) taken any other step as a result of which he would be seriously prejudiced if, he could not obtain possession of the premises.

**21. Subletting and assignment**

The Court may make an order under section 16 where -

- (a) the tenant has sublet the whole of the premises or part of it;
- (b) the tenant has assigned the tenancy in whole or in part without the written consent of the landlord.

**22. Overcrowding**

The Court may make an order under section 16 where in the case of a dwelling house the premises are so overcrowded as to be dangerous or injurious to the persons residing therein.

**23. Termination of employment**

The Court may make an order under section 16 where –

- (a) the tenant was in the employment of –
  - (i) the landlord;
  - (ii) a member of his family; or
  - (iii) in the case where the landlord is a body corporate, a related corporation; and
- (b) the dwelling house in question was made available to the tenant in consideration of such employment; and
- (c) the tenant has ceased to be in the employment of the landlord or the aforesaid person or corporation.

## **24. Personal use and occupation**

- (1) Subject to subsection (2), the Court may make an order under section 16 where the premises are reasonably required by the landlord for occupation or use by-
  - (a) himself
  - (b) his family; or
  - (c) one of the co-owners, where such premises are owned by more than one person;
  - (d) where the landlord is a body corporate, a related corporation.
- (2) Where the Court is satisfied that having regard to all the circumstances of the case, including the question whether other premises are available for occupation and use by the landlord or the tenant, greater hardship would be caused to the tenant by granting the order than to the landlord by refusing to grant it, the Court shall not make an order under subsection (1).
- (3) When the Court grants an order for possession under subsection (1), the Court may, in the light of all the circumstances of the case, order the landlord to pay to the tenant in question adequate compensation for any prejudice thereby suffered by him.
- (4) The Court may where it orders the landlord to pay compensation under subsection (3) direct that the tenant shall vacate the premises, pending payment of the compensation, on such terms and conditions as it thinks fit, including -
  - (a) the immediate payment of part of the compensation;
  - (b) the provision by the landlord of adequate security to guarantee payment of the compensation.
- (5) In determining the amount of compensation payable under subsection (3), the Court shall have regard to -
  - (a) any loss sustained by the tenant;
  - (b) the measures, if any, taken by the tenant to mitigate that loss.

## **25. Premises in dilapidated conditions**

The Court may make an order under section 16 where the premises are in such a dilapidated condition that the repairs required to render it in a tenable condition cannot be effected without the tenant vacating them.

## **26. Scheme of reconstruction**

- (1) Subject to subsection (2), the Court may make an order under section 16 where -
  - (a) the premises are bona fide required for a scheme of improvement which appear to the reconstruction court to be desirable having regard to all the circumstances;
  - (b) the Court is satisfied that -

- (i) the premises are bona fide required for the purposes of a scheme of reconstruction, conversion into business premises or improvement; and
  - (ii) the landlord has agreed to pay -
    - (A) such compensation as may be agreed' in writing with the tenant; or
    - (B) in the absence of any agreement, such compensation as may be determined by the Court.
- (2) Subsection (1)(a) shall not apply to a previous letting.
- (3) The Court may under subsection (1)(b) order a tenant to quit, leave and vacate the premises pending the determination and/or payment of the compensation payable under subsection (1)(b) on such terms and conditions as the Court may decide, including -
- (a) the payment of such part of the compensation as the Court may decide; and
  - (b) the provision of adequate security to satisfy payment of the compensation.
- (4) In determining the amount of compensation payable under subsection (1)(b), the Court shall have regard to -
- (a) any loss actually sustained by the tenant;
  - (b) the measures, if any, taken by the tenant to mitigate that loss.

**Added by [\[Act No. 5 of 2005\]](#)**

## **27. Additional powers of Court**

- (1) Where an application is made under section 16 for a possession order the Court may adjourn the application for such period as it thinks fit, and subject to such conditions, if any, with regard to payment by the tenant of arrears of rent or rent and otherwise as the Court thinks fit, and if such conditions are complied with, the Court may refuse the application.
- (2) The Court may refuse to grant an application for a possession order under section 18, 19 or 22 where it is satisfied that -
- (a) the act, omission or state of things complained of was due to the presence of a lodger in the premises; and
  - (b) the tenant has taken steps to ensure the removal of the lodger therefrom.

## **28. Prohibition on subletting and assignment**

- (1) Notwithstanding any agreement or any other enactment, no tenant shall -
- (a) sublet any premises; or
  - (b) assign any tenancy thereof without the landlord's consent.

- (2) Any agreement by virtue of which a subletting or assignment is effected in breach of subsection (1), shall be void and of no effect.

**29. Order obtained in bad faith**

Where the landlord has obtained a possession order and it is subsequently made to appear to the Court that -

- (a) the order was obtained by misrepresentation or the concealment of a material fact,  
(b) in the case of a possession order, under section 26, the landlord has -
- (i) failed to implement the scheme of reconstruction; conversion into business premises or improvement;
  - (ii) implemented the scheme in a manner prejudicial to the rights of the former tenant-, or
  - (iii) failed to pay the compensation he agreed, or was ordered, to pay,

the Court may, on the application of the former tenant, order the landlord to pay to him damages which shall not exceed one million rupees.

**Added by [\[Act No. 5 of 2005\]](#)**

**30. Premises vacated on the ground of destruction or serious damage**

- (1) Subject to subsection (2), where any premises have been vacated by a tenant because they were -
- (a) completely destroyed or damaged beyond repair;
  - (b) pulled down by a lawful order issued by a sanitary, building or other authority; or
  - (c) the subject of a possession order issued pursuant to –
    - (i) section 25; or
    - (ii) section 26(i)(a),

the premises have been reconstructed or, as the case may be, the necessary repairs have been effected so that they are once more in a tenantable condition, the landlord, or anyone in his rights, shall, before letting them to any other person, and not later than 30 days after the completion of the construction or repairs, inform the former tenant of that fact by causing a notice in the form set out in the Third Schedule to be served on him by an usher.

- (2) Subsection (1) shall not apply to any premises referred to in subsection(1)(c)(ii),where their destination before the implementation of the scheme of reconstruction or improvement has materially altered as a result of the implementation.
- (3) Where a tenant has been served with a notice under subsection (1), he shall, if he is willing to resume occupation of the premises-
- (a) so inform the landlord in writing within 10 days from the date on which he received the notice; and

- (b) thereby indicate to the landlord whether he agrees to the rent specified in the notice or intends to ask the Tribunal to fix the fair rent.
- (4) Where the tenant informs the landlord, pursuant to subsection (3), that he is willing to resume occupation of the premises, he shall, unless another date is agreed upon in writing, be deemed to have let the premises from the first day of the second month following that during which the notice under subsection (1) was served.
- (5) Where the tenant fails to inform the landlord of his intention in accordance with subsection (3), the landlord shall be entitled to let the premises to any other person.
- (6) Where a landlord has let any premises without complying with an obligation imposed upon him by subsection (1), the Court may, on the application of the former tenant, order the landlord to pay to the former tenant damages which shall not exceed one million rupees.

### **31. Complaint for disrepair**

- (1) A tenant of any premises may apply; to the Court for a declaration that the premises are not in all respects reasonably fit for use or occupation or are otherwise not in a reasonable state of repairs.
- (2) The Court, on being satisfied that -
  - (a) a complaint under subsection (1) is established;
  - (b) the tenant is not under any express or other lawful liability for the repairs requested; and
  - (c) the condition of the premises is not due to any default, neglect or breach of the tenancy agreement by the tenant or any person residing or lodging with him or in his employment, may, subject to subsection (3), order the landlord to effect necessary repairs within such period as the Court may determine.
- (3) Before making an order under subsection (2), the Court shall take into account the nature and extent of the repairs to be effected and all the other circumstances, including the financial situation of the landlord, with due regard for the availability of loans to finance the repairs, of labour and of materials.
- (4) Where the Court makes an order under subsection (2), it may reduce the rent payable for the premises by such amount as it thinks fit until such time as it is satisfied that the order has been complied with.
- (5) Any rent fixed pursuant to subsection (4) shall, for its duration, be deemed to be the fair rent of the premises.

### **32. Jurisdiction and powers of the Court**

- (1) The Court shall, notwithstanding any other enactment, have exclusive jurisdiction to hear and determine any matter arising out of, or brought under, this Part, other than the fixing of a fair rent pursuant to section 30(3)(b), and, in the exercise of that jurisdiction, shall exercise all the powers which the Court has in civil proceedings.



- (2) Except where, in the opinion of the Court, a plaint is frivolous, no costs shall be allowed in any proceedings other than proceedings on a plaint which includes a claim for unpaid rent.
- (3) Notwithstanding any other enactment, every document made use of or produced, before the Court in the exercise of its jurisdiction under this section shall be exempted from the payment of any registration or any other fee.
- (4) Any person aggrieved by a decision of the Court may appeal therefrom to the Supreme Court in accordance with the District and Intermediate Courts (Civil Jurisdiction) Act.

## **PART V - MISCELLANEOUS**

### **33. Offences**

- (1) Any person who -
  - (a) fails to comply with an order of the Court or the Tribunal;
  - (c) refuses to answer to a summons issued by the Registrar to attend a hearing of, or to produce a document Or other exhibit, before the Tribunal;
  - (d) refuses, before the Tribunal, to take an oath or to give evidence;
  - (e) gives false or misleading evidence to the Tribunal;
  - (f) at a sitting of the Tribunal, insults a member, violently interrupts the proceedings or otherwise commits a contempt of the Tribunal;
  - (g) in any other manner contravenes this Act,

shall commit an offence and shall, on conviction, be liable to a fine not exceeding 50,000 rupees and to imprisonment.

- (2) A District Magistrate shall, notwithstanding any other enactment have jurisdiction to hear proceedings brought pursuant to subsection (1) and to inflict the penalty laid down therein.

### **34. Regulations**

- (1) The Minister may, for the purposes of this Act, make such regulations as he thinks fit.
- (3) Any regulations made pursuant to subsection (1) may provide for the amendment of the Schedules and for the levying of charges and the payment of fees.

**Amended by [\[Act No. 21 of 2009\]](#)**

### **35. Consequential amendment**

Section 106 of the Courts Act is amended in subsection (3) by inserting after the word "Act" the following -  
"1999"

**36. Repeal**

- (1) The Landlord and Tenant Act is repealed.
- (2) The Landlord and Tenant (Control) (Appeal) Rules 1961 are revoked.

**37. Saving**

Every proceeding commenced under the Landlord and Tenant Act may be continued and completed -

- (a) if the proceeding has been wholly or partly heard as if the Landlord and Tenant Act was still in force; and
- (b) in other cases, as if the proceeding had been commenced under this Act.

**38. Commencement**

Proclaimed by [\[Proclamation No. 11 of 1999\]](#) w.e.f. 15<sup>th</sup> August 1999

**FIRST SCHEDULE**  
(section 5)

- 1. Address of premises
- 2. Description of premises
- 3. Rent paid per month \*Rs
- 4. The rent includes Rs            for
- 5. Complaints may be addressed to Fair Rent Tribunal at
- 6. Name and full address of landlord
- 7. Name and address of other person, if any, entitled to collect rent
- 8. Name of tenant

\*Correct if rent period is different

Amended by [\[Act No. 5 of 2005\]](#)

**SECOND SCHEDULE**  
[Section 9(4)]

- 1. In paragraph 2 –

“A” means –

- (a) the market rent of the business premises as agreed by the landlord and the tenant; or
- (b) where no such agreement has been reached, the market rent as determined by the Tribunal; and

“B” means the rent payable immediately before the agreement on, or the determination of, the market rent, as the case may be.

2. The rent payable for any business premises let on or before 1 July 2005 may be increased by an amount equivalent to  $10\% \times (A-B)$  –

- (a) (i) where the rent has, pursuant to section 9(4), been increased before 1 January 2010, at the end of 12 completed months from the date of the last increase; or
- (ii) where no such increase has been effected, on the first day of the month which follows the date of an agreement on, or a determination of, the market rent; and

(b) at the end of every subsequent completed period of 12 months.

**Amended by** [\[Act No. 21 of 2009\]](#); [\[Reprint No. 1 of 2011\]](#)

**THIRD SCHEDULE**  
(Section 30)

Notice to a tenant to resume occupation

To

Take notice that the premises situate at.....and which were vacated by you are now again in a tenable condition. You are hereby required to inform me in writing within 10 days from the date on which this notice is served on you whether you are willing to resume occupation at a rent of Rs            per month.

"Correct if rent period is different.

(s) .....

Name and address of landlord