



**RENT (AMENDMENT) LAW.**

**No. 10 OF 1977.**

**OF**

**THE NATIONAL STATE ASSEMBLY**

**[Certified on 20th September, 1977]**

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*Rent (Amendment) Law, No. 10 of 1977*

L. D.—O. 27/77

A LAW TO AMEND THE RENT ACT, NO. 7 OF 1972

BE it enacted by the National State Assembly of the Republic of Sri Lanka as follows :—

1. This Law may be cited as the Rent (Amendment) Law, No. 10 of 1977.

Short title.

2. Section 22 of the Rent Act, No. 7 of 1972, is hereby amended as follows :—

Amendment of section 22 of the Rent Act, No. 7 of 1972.

(1) in subsection (1) of that section, by the insertion, immediately after paragraph (b) of that subsection, of the following paragraph—

“ (bb) such premises, being premises which have been let to the tenant prior to the date of commencement of this Act, are, in the opinion of the court, reasonably required for occupation as a residence for the landlord or any member of the family of the landlord ; or ” ;

(2) by the insertion, immediately after subsection (1) of that section, of the following subsections—

“ (1A) Notwithstanding anything in subsection (1), the landlord of any premises referred to in paragraph (bb) of that subsection shall not be entitled to institute any action or proceedings for the ejection of the tenant of such premises on the ground that such premises are required for occupation as a residence for himself or any member of his family, if such landlord is the owner of more than one residential premises, and unless such landlord has caused notice of such action or proceedings to be served on the Commissioner of National Housing.

(1B) Where any action or proceedings for the ejectment of the tenant of any premises referred to in paragraph (bb) of subsection (1) is or are instituted in any court, on the ground that such premises are required for occupation as a residence for the landlord or any member of the family of the landlord, such action or proceedings shall have priority over all other business of that court.

(1C) Where a decree for the ejectment of the tenant of any premises referred to in paragraph (bb) of subsection (1) is entered by any court on the ground that such premises are reasonably required for occupation as a residence for the landlord or any member of the family of such landlord, no writ in execution of such decree shall be issued by such court until after the Commissioner of National Housing has notified to such court that he is able to provide alternate accommodation for such tenant.

(1D) Notwithstanding anything in any other law, where a writ in execution of a decree for the ejectment of the tenant of any premises referred to in paragraph (bb) of subsection (1) is issued by any court, the execution of such writ shall not be stayed in any manner by reason of any steps taken or proposed to be commenced in any court with a view to questioning, varying or setting aside such writ." ; and

(3) in subsection (6) of that section, by the substitution, for the words "the termination of the tenancy.", of the following:—

"the termination of the tenancy :

Provided that the landlord of any premises referred to in paragraph (bb) of subsection (1) may institute an action or proceedings for the ejection of the tenant of such premises on the ground aforesaid if such landlord has given to such tenant six months' notice in writing of the termination of the tenancy."