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SIND ORDINANCE NO. IV OF 1984

THE SIND RENTED PREMISES (AMENDMENT) ORDINANCE, 1984

[30th July, 1984]

An Ordinance to amend the Sind Rented Premises Ordinance, 1979.

Preamble.

WHEREAS it is expedient to amend the Sind Rented Premises Ordinance, 1979, in the manner hereinafter appearing;

NOW, THEREFORE, in Pursuance of the Proclamation of the fifth day of July, 1977, and the Provisional Constitution Order, 1981, the Governor of Sind is pleased to make and promulgate the following Ordinance :—

Short title and commencement.

1. (1) This Ordinance may be called the Sind Rented Premises (Amendment) Ordinance, 1984.

(2) It shall come into force at once.

Amendment of section 3 of Sind Ordinance XVII of 1979.

2. In the Sind Rented Premises Ordinance, 1979, hereinafter referred to as the said Ordinance, in section 3, the proviso to sub-section (1) shall be omitted.

Omission of section 6 of Sind Ordinance XVII of 1979.

3. In the said Ordinance, section 6 together with its proviso shall be omitted.

Amendment of section 15 of Sind Ordinance XVII of 1979.

4. In the Said Ordinance, in section 15—

(i) In sub-section (2), clause (i) shall be omitted;

(ii) after sub-section (3), the following new sub-section shall be added :—

"(4) Where the land-lord constructs the building as aforesaid the tenant who was evicted from the old building may, before the completion of new building and its occupation by another person, apply to the Controller for an order directing that he be put in possession of such area in the new building as does not exceed the area of the old building of which he was in occupation and the Controller shall make an order accordingly in respect of the area applied for or such smaller area, as considering the location and type of the new building and the needs of the tenant, he deems just and on payment of rent to be determined by him on the basis of rent of similar accommodation in the locality.".

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Amendment of section 15-A of Sind Ordinance XVII of 1979.

5. In the said Ordinance, for section 15-A, the following shall be substituted :—

"15-A. Where the land-lord, who has obtained the possession of a building under section 14 or premises under clause (vii) of section 15, relets the building or premises to any person other than the previous tenant or puts it to a use other than personal use within one year of such possession—

(i) He shall be punishable with fine which shall not exceed one year's rent of the building of the premises, as the case may be, payable immediately before the possession was so obtained.

(ii) The tenant who has been evicted may apply to the Controller for an order directing that he shall be restored to possession of the building or the premises, as the case may be, and the Controller shall make an order accordingly.