

Mr. Payne.

R E N T.

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A BILL INTITULED

AN ACT to regulate House-rent during the Present War.

Title.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. This Act may be cited as the Rent Act, 1916. Short Title.
2. A landlord may not raise the rent of a house above what it was on the third day of August, nineteen hundred and fourteen, or if the house was unlet at that date, above what the rent was when last let before that date. Rent not to be raised.
3. If a landlord paid the rates of a house before the third day of August, nineteen hundred and fourteen, he may not now transfer the payment of the rates to the tenant, or any other burden or liability which would make the terms on which the house is let less advantageous to the tenant. Rates paid by landlord not to be a burden on tenant.
4. If the landlord spends, or has spent money on the improvements or structural alterations to a house during the war he may raise the rent to the extent of six per centum per annum interest on the money that has been spent. This shall not apply to painting, paperhanging, or repairs. Rent may be raised in certain cases.
5. If the rates on a house are raised, the landlord may raise the rent to the extent of the increase of the rates. Increased rates may be added to rent.
6. In the event of the rent of a house being raised under the provisions of sections *four* and *five* hereof, the tenant may apply to the Stipendiary Magistrate of the district in which the house is situated and place the particulars of the increase before him, if such tenant is not satisfied that the increase is just and reasonable. Stipendiary Magistrate to decide.

Notice and statement to be supplied to tenant before raising rent.

7. The landlord shall not raise the rent until he has given four days notice in writing of his intention to raise the rent, and he shall furnish to the tenant a statement of what the improvements to the house are and their cost, or a statement giving particulars of an increase in the rates.

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Tenant may not be turned out if rent paid.

8. So long as the tenant pays the rent, and neither destroys the property nor annoys the neighbours, the tenant shall not be turned out of the house if the rent is paid, and in any case the tenant shall not be turned out without an order from a Magistrate.

Commencement.

9. This Act shall be deemed to have been in force on and from the third day of August, nineteen hundred and *fourteen*.

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Duration of Act.

10. This Act shall remain in force during the war and for six months thereafter, and the landlord may not afterwards make a tenant pay any increased rent for the time during which he was prevented from doing so by this Act.

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