

Mr. Wright.

RENT RESTRICTION.

ANALYSIS.

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2. Rent not to be increased during the war.	6. Remedy of tenant.
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A BILL INTITULED

AN ACT to prohibit the Inflation of Rent during the 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 Restriction Act, 1916. Short Title.
2. Subject to the provisions of this Act, it shall not be lawful to demand or receive any sum by way of rent greater than the sum paid as rent for the same premises immediately before the fourth day of August, nineteen hundred and fourteen, except pursuant to a subsisting agreement entered into by the landlord and the tenant prior to that date. Rent not to be increased during the war.
3. In the case of premises which on the date aforesaid were unlet no greater sum shall be demanded or received by way of rent than was then demanded for the same premises or, if no rent was then demanded than the rent that would have been then procurable in the locality for similar premises. Where premises unlet at commencement of war.
4. In the case of premises erected since the date aforesaid no greater sum shall be demanded or received by way of rent than would have been then procurable in the locality for similar premises. Where premises erected since commencement of war.
5. In the case of premises to which any structural addition or repair has been made since the said date, no addition shall be made to the rent greater than ten per centum per annum of the actual cost of such structural addition or repair. Where premises added to or repaired since commencement of war.
6. (1.) Any person aggrieved by the breach of the foregoing provisions of this Act may apply to a Magistrate exercising jurisdiction. Remedy of tenant.

tion in the locality to fix the rent that should be demanded and paid for the premises in respect of which the breach was committed; and the Magistrate, after notifying the parties of the time and place at which he proposes to hear and determine the application, may hear and determine the same and may make such order in the matter as he deems just. 5

(2.) Any such order may require the defendant to refund to the applicant any sum paid to the defendant by the applicant after the passing of this Act as rent in excess of the rent as fixed by the Magistrate. 10

(3.) Any such order shall have effect as if it were an agreement between the parties, and may be enforced accordingly.

Duration of Act.

7. This Act shall continue during the present war and for six months after the termination of that war, and shall then be deemed to be repealed. 15