

*Hon. Mr. Mason.*

## FAIR RENTS AMENDMENT.

### ANALYSIS.

Title.	3. Principal Act extended to apply to buildings constructed for letting as two separate flats or apartments.
1. Short Title.	
2. Duration of principal Act extended. Consequential repeal.	4. Section 13 of principal Act amended.

### A BILL INTITULED

AN ACT to amend the Fair Rents Act, 1936.

Title.

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

- 5     **1.** This Act may be cited as the Fair Rents Amendment Act, 1937, and shall be read together with and deemed part of the Fair Rents Act, 1936 (hereinafter referred to as the principal Act). Short Title.  
1936, No. 14
- 10     **2.** (1) The principal Act shall continue in force until the thirtieth day of September, nineteen hundred and thirty-eight, and shall then be deemed to be repealed. Duration of principal Act extended.
- (2) Section twenty-five of the principal Act is hereby amended by repealing subsection one thereof. Consequential repeal.
- 15     **3.** (1) Section two of the principal Act is hereby amended by repealing paragraph (c) thereof, and substituting the following paragraph:— Principal Act extended to apply to buildings constructed for letting as two separate flats or apartments.
- 20         “(c) Any premises forming part of a building originally designed and constructed for the purpose of being let as more than two separate flats or apartments.”

(2) The basic rent of any separate flat or apartment to which the principal Act is made applicable by virtue of the *last preceding* subsection shall be determined in accordance with the provisions of section five of the principal Act:

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Provided that in respect of any period before the passing of this Act rent shall be and be deemed to have been payable in accordance with the terms of the tenancy, and the tenant shall not be entitled to recover any rent paid in respect of that period in excess of the basic rent.

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Section 13 of  
principal Act  
amended.

4. Subsection one of section thirteen of the principal Act is hereby amended by repealing paragraph (a) thereof, and substituting the following paragraph:—

“(a) That the tenant has failed to pay the rent lawfully payable in respect of the premises, or has failed to perform any other conditions of the tenancy.”

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