

Mr. Fraser.

RENT RESTRICTION CONTINUANCE.

ANALYSIS.

<p>Title.</p> <p>1. Short Title.</p> <p>2. Extension of duration of existing law as to restriction of rent.</p> <p>3. Amendments of First Schedule of Rent Restriction Act, 1926.</p>	<p>4. Amendment of Housing Amendment Act, 1921-22.</p> <p>5. Children in family not to be grounds for refusing tenancy.</p> <p>6. Repeal.</p>
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A BILL INTITULED

AN ACT to amend the Existing Law relating to Rent Restriction and to extend its Duration. 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 Continuance Act, 1929. Short Title.

2. Part I of the War Legislation Amendment Act, 1916, and the several amendments thereof, in so far as those amendments are in force, shall continue in force until repealed. Extension of duration of existing law as to restriction of rent.

3. The First Schedule of the Rent Restriction Act, 1926, is hereby amended— Amendments of First Schedule of Rent Restriction Act, 1926.

(a) By omitting all words after the word "dwellinghouse" in line eighteen down to and including the word "repairs" in line thirty-three, and substituting the following words: "as fixed by Government valuation and recorded in the valuation roll of the locality in which the dwellinghouse is situated":

(b) By omitting the word "seven" in line thirty-seven, and substituting the word "eight" in lieu thereof; and by omitting all words after the word "aforesaid" in line thirty-seven, and substituting the following words: "together with eight per centum of the cost of any structural alteration or expenditure on improvements since the last preceding Government valuation":

Amendment of  
Housing Amendment  
Act, 1921-22.

(c) By omitting paragraph (1B), being lines 41, 42, 43, and 44.

(d) By omitting lines 45, 46, 47, 48, 49, and 50.

4. Section nine of the Housing Amendment Act, 1921-22, is hereby amended by adding the following subsections:—

“(1A) The Court may refuse to make an order in any case, 5  
notwithstanding proof to its satisfaction of the grounds specified in  
paragraphs (a), (b), (c), (d), and (e) of the last preceding subsection,  
or any of such grounds, if the Court is of the opinion that the making  
of the order would cause undue hardship to the tenant. On any  
application for the recovery of possession of a dwellinghouse, or for the 10  
ejectment of a tenant, the Magistrate, in determining the question as  
to whether or not an order for the recovery of possession of a dwelling-  
house or for ejectment would be a cause of undue hardship to the  
tenant, shall take into consideration not only the hardship that may  
be suffered by the tenant from the making of any such order, but the 15  
hardship that may be suffered by the applicant in default of any such  
order being made.

“(1B) Undue hardship shall be deemed to exist when the Court  
is satisfied that there is no reasonable chance of the tenant obtaining  
alternative equivalent accommodation. The onus of proving the 20  
existence of such alternative equivalent accommodation shall rest on  
the landlord applying for the ejectment order.”

Children in family  
not to be grounds for  
refusing tenancy.

5. It shall be unlawful for any person to refuse to let a dwelling-  
house to any respectable and responsible applicant who has a child  
or children: 25

Provided that it shall be sufficient defence to show that such  
refusal was not due to the fact that the applicant had a child or  
children.

Every person who does any act in contravention of this section  
commits an offence and is liable to a fine not exceeding one hundred 30  
pounds.

Repeal.

6. (1) Subsection one of section five of the Finance Act, 1928,  
First Session, Twenty-third Parliament, is hereby repealed.

(2) Sections four and five of the Rent Restriction Continuance  
Act, 1927, are hereby repealed. 35