



TRINIDAD AND TOBAGO

**No. 31—1947.**

[L.S.]

I ASSENT,

J. V. W. SHAW,  
*Governor.*

31st October, 1947.

AN ORDINANCE to provide that houses let for human habitation shall be and shall continue to be in repair and in all respects reasonably fit for the purpose of the letting.

[6th November, 1947.]

Commence-  
ment

ENACTED by the Governor of Trinidad and Tobago with the advice and consent of the Legislative Council thereof. Enactment

1. This Ordinance may be cited as the Letting of Houses (Implied Terms) Ordinance, 1947. Short title



Interpretation

**2. In this Ordinance—**

“landlord” means any person who lets for human habitation to a tenant, any house under any contract referred to in section three of this Ordinance, and includes his successors in title;

“house” means a house furnished or unfurnished, and includes part of a house.

Conditions to be implied in the letting of houses

**3. (1)** In any contract for letting any house for human habitation there shall, notwithstanding any stipulation to the contrary, be implied a condition that the house is at the commencement of the tenancy, and an undertaking that the house will be kept by the landlord during the tenancy, in repair and in all respects reasonably fit for human habitation:

Provided that the condition and undertaking aforesaid shall not be implied where a house is let for a term of not less than three years upon the terms that it be put by the lessee into a condition reasonably fit for human habitation, and the lease is not determinable at the option of either party before the expiration of three years.

(2) The landlord, or any person authorised by him in writing, may at reasonable times of the day, on giving twenty-four hours' notice in writing to the tenant or occupier, enter any premises to which this section applies for the purpose of viewing the state and conditions thereof.

(3) This section applies to a contract made either before or after the commencement of this Ordinance.

Recovery of damages for injury

**4.** Where the property or the person or the health of an inmate of any house to which section 3 of this Ordinance applies is, by reason of a breach by the landlord of the condition or the undertaking in the said section mentioned, injuriously affected, such inmate shall be entitled to recover damages from the landlord of the house in respect of such injurious affection.

Passed in Council this twenty-fourth day of October, in the year of Our Lord one thousand nine hundred and forty-seven.

G. E. CHEN,  
*Clerk of the Council.*

