



TRINIDAD AND TOBAGO.

Published as a Supplement to the Royal Gazette issued on the
28th day of December, 1939.

No. 36—1939.

[L.S.]

I ASSENT,
Repealed by Sec. 2 of Ord. 13 of 1941

HUBERT YOUNG,

Governor.

28th December, 1939.

AN ORDINANCE to amend the Rent Restriction
Ordinance, 1933.

[1st January, 1938.]

Commencement.

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

Short title.

Ord. 34-1933.

1. This Ordinance may be cited as the Rent Restriction
(Amendment) Ordinance, 1939, and shall be construed as
one with the Rent Restriction Ordinance 1933, (as
amended by Ordinance No. 31 of 1938) hereinafter referred
to as the Principal Ordinance.

2. Section 3 of the Principal Ordinance (as reenacted by section 4 of Ordinance No. 31 of 1938) is hereby amended by deleting from the Proviso to subsection (2) the following words,—“or to any premises used by the tenant whether in whole or in part for business, trade, or professional purposes, or for the public service”—and by adding to the said section the following subsections:—

Section 3 of
Principal
Ordinance
amended.

(4) This Ordinance shall apply to any premises used for business, trade, or professional purposes, or for the public service, in like manner as it applies to a dwelling house and in this Ordinance, unless the context otherwise requires, references to a “dwelling-house,” “house” and “dwelling” include references to any such premises, subject nevertheless to the maximum amount of the standard rent applicable to such premises as set out in the Schedule hereto.

(5) For the purposes of this Ordinance premises shall be deemed to be used as a dwelling when such premises although used by the tenant partly for business, trade or professional purposes are used by him mainly as a dwelling; and conversely premises shall be deemed to be used for business, trade or professional purposes when such premises although used by the tenant partly as a dwelling are used by him mainly for business, trade or professional purposes.

3. The following paragraphs shall be added to subsection (1) of section 11 of the Principal Ordinance—

Section 11 of
Principal Ord.
amended.

(k) the tenant of a dwelling house or of land let for the purpose of erecting thereon a dwelling house uses the premises mainly for business, trade or professional purposes without the consent of the landlord;

(l) the tenant commits a breach of the conditions of his agreement.

4. The Schedule to this Ordinance shall be substituted for the Schedule to Ordinance No. 31 of 1938.

Substituted
schedule.

5. This Ordinance shall have retroactive effect and be deemed to have come into operation on the 1st of January, 1938: Provided that no rent paid before the passing of this Ordinance shall be recoverable by the tenant, and that any rent unpaid before the passing of this Ordinance under any agreement then subsisting shall be recoverable by the landlord.

Commencement,
and saving clause.

Variations of
standard rent]

6. (1) Where premises let as a dwelling on or before the 1st of January, 1938, have subsequent to that date been let for business, trade or professional purposes, or for the public service, the rent agreed to be paid on the first letting of the premises after the said date for business, trade or professional purposes, or for the public service, shall be the standard rent applicable to such premises so long as they continue to be used for the purposes aforesaid.

(2) Where a parcel of land has been let for the purpose of erecting a dwelling house thereon and the tenancy is terminated by the tenant and the dwelling house removed, the owner shall be at liberty to let the vacant parcel of land to a new tenant for the purpose of erecting a dwelling house thereon at such rent as shall be agreed upon, but not exceeding the previous rent by more than fifty per centum, and the rent so agreed upon shall be the standard rent.

SCHEDULE.

Areas to which the Ordinance applies and the maximum standard rents applicable thereto.

Column A relates to premises used as dwellings and lands on which dwellings are erected, as provided by section 3 sub-sections (2) and (3) of the Ordinance.

Column B relates to premises used for business, trade or professional purposes, or for the public service, as provided by section 3 sub-section (4) of the Ordinance.

Areas.	Maximum rent per annum.	
	A. \$	B. \$
The City of Port-of-Spain	480	960
The Borough of San Fernando and its suburbs within 1 mile of its boundaries	480	960
The following towns and villages, viz :— Chaguanas, Couva, Princes Town, Rio Claro and Sangre Grande comprising the correspondingly named areas defined in the Schedule to Ordinance No. 15 of 1934, or any modification of such areas under that Ordinance	300	600
The Wards of Diego Martín, St. Ann's and Tacarigua, in the County of St. George (excluding the Islands in the Gulf of Paria)	360	720
The Wards of Naparima, Pointe-a-Pierre and Savana Grande in the County of Victoria (excepting San Fernando and its suburbs)	300	600
The County of St. Patrick	300	600
The Island of Tobago	300	600

Passed in Council this twentieth day of December,
in the year of Our Lord one thousand nine hundred and
thirty-nine.

W. E. BOARDMAN,
Clerk of the Council.