

## TRINIDAD AND TOBAGO.

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## No. 31—1938.

I ASSENT,

[L.S.]

J. HUGGINS,

*Acting Governor.*

12th December, 1938.

15th December, 1938.

AN ORDINANCE to amend the Rent Restriction  
Ordinance, 1933.

**B**E it enacted by the Governor of Trinidad and Tobago  
with the advice and consent of the Legislative Council  
thereof as follows :—

**1.** This Ordinance may be cited as the Rent Restriction Short title.  
(Amendment) Ordinance, 1938, and shall be construed Construction.  
as one with the Rent Restriction Ordinance, 1933, herein- No. 34-1933.  
after referred to as the Principal Ordinance.

**2.** In lieu of the definition of "Rateable Value" in Sec. 2 of the  
section 2 of the Principal Ordinance, the following shall Principal  
be substituted :— Ordinance  
amended.

"Rateable Value" means in the case of a house  
situate within a municipal area the value at  
which it is for the time being assessed under the  
Municipal Corporation Ordinance applicable to  
that area, and in the case of a house situate  
elsewhere the value at which it is for the  
time being assessed under the Lands and  
Buildings Taxes Ordinances.

**3.** The date "thirtieth day of June, 1933," appearing Secs. 2 and 5  
in the definition of "Standard Rent" in section 2 of the of the  
Principal Ordinance, and also appearing in sub-section (1) Principal  
Ordinance  
amended.

of section 5 of the Principal Ordinance, shall be deleted, and there shall be substituted therefor the date "first day of January, 1938."

Sec. 3 of  
Principal  
Ordinance  
replaced.

4. Section 3 of the Principal Ordinance is hereby repealed and replaced by the following :—

3.—(1) Subject to the provisions of the following sub-sections, this Ordinance shall apply to houses and land situated within the areas described in the Schedule hereto and to any area to which it may be extended by order under section 4 of this Ordinance.

(2) This Ordinance shall apply to a house, part of a house, or room let as a separate dwelling, where the annual amount of the standard rent of such dwelling does not exceed the maximum amount applicable thereto as set out in the Schedule hereto, and every such house, part of a house, or room shall be deemed to be a dwelling-house to which this Ordinance applies :

Provided that this Ordinance shall not apply to a dwelling-house let in good faith at a rent which includes payments in respect of board, attendance, or use of furniture, 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.

(3) This Ordinance shall also apply to every parcel of land let for the purpose of erecting a dwelling-house thereon and on which there is erected by the tenant a dwelling-house : Provided that the rateable value of the dwelling-house does not at any time exceed an amount equivalent to the maximum standard rent applicable thereto as set out in the Schedule hereto.

Section 5 of  
the Principal  
Ordinance  
amended.

5. The following sub-sections shall be added to and form part of section 5 of the Principal Ordinance :—

(5) If after the letting of any dwelling-house or land to which this Ordinance applies, additional rates or taxes shall be imposed in respect of such

dwelling-house or land, the landlord may, without the sanction of a magistrate, increase the rent by an amount not exceeding the increase in such rates or taxes and such increase may be in addition to the ten per centum increase permitted by sub-section (1) of this section.

(6) In the case of land let for the purpose of erecting a dwelling-house thereon and on which there is erected a dwelling-house, the tenant may agree to an increase of rent whenever he consents to alter the term of his tenancy to a lease for a term of not less than twenty-five years.

6. Sub-section (2) of section 8 of the Principal Ordinance is hereby amended by adding thereto the following paragraph, namely:—

Sec. 8 of the  
Principal  
Ordinance  
amended.

(d) On substantial improvements made to the locality whereby the amenities of that locality have been enhanced.

7. Sub-section (2) of section 10 of the Principal Ordinance is hereby amended by adding thereto the following proviso, namely:—

Section 10 of  
the Principal  
Ordinance  
amended.

Provided that there shall be paid only one-half of the appropriate Court fees chargeable in respect of such applications or matters.

8. Sub-section (1) of section 11 of the Principal Ordinance is hereby amended as follows:—

Sec. 11 of the  
Principal  
Ordinance  
amended.

(i) By adding after the word "performed" at the end of paragraph (a) the following words—  
"and the tenant is in default for at least thirty days".

(ii) By adding the following paragraphs to the said sub-section (1), namely—

(g) the land is required for public purposes ;  
or

(h) the condition or location of the dwelling-house is such that it is unfit for human habitation or is dangerous to life and the landlord is required by law or undertakes to demolish the same ; or

- (i) the tenant has sublet the dwelling-house into separate tenancies without the consent of his landlord ; or.
- (j) the tenant or any licensee of the tenant has been convicted of using the dwelling-house for any illegal purpose ;

Sec. 17 of the  
Principal  
Ordinance  
amended.

9. Section 17 of the Principal Ordinance is hereby amended by substituting the year " 1943 " for the year " 1938 " in the second line.

#### SCHEDULE.

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

<i>Areas.</i>	<i>Maximum rent per annum.</i>
The City of Port-of-Spain ... ..	\$300
The Borough of San Fernando and its suburbs within 1 mile of its boundaries ... ..	300
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 ...	180
The Wards of Diego Martin, St. Anns and Tacarigua, in the County of St. George (excluding the Islands in the Gulf of Paria) ... ..	240
The Wards of Naparima, Pointe-a-Pierre and Savana Grande in the County of Victoria (excepting San Fernando and its suburbs) ... ..	180
The County of St. Patrick ... ..	180

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

W. E. BOARDMAN,  
*Clerk of the Council.*