Assignment on

Obligation of Landlord and Tenant

Submitted by:

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Submitted to:

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Subject:

Minor Act

Program:

LLB 5years

Semester:

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Law

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Lahore Leads University

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Date: / /

Introduction:

Rent control is a Social-welfare legislation aimed at Preventing unreasonable evictions and rent hikes, Balancing tenant Protection with a landlord's right to fair and bona fide used and Providing a quick, summary forum for dispute

Definitions:

1. **Landlord:**

Person entitled to receive rent (owner, lessor or someone receiving rent on owner's behalf)

2. **Tenant:**

Any person by whom rent is payable for premises, usually includes a sub-tenant where lawful; may include statutory tenant continuing in possession after expiry until evicted per law.

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iii- **Premises:**

let-out residential or non residential unit (often excludes government premises or specific categories.

iv. **Rent:**

Consideration for tenancy (cash, kind or services) Fair Standard rent is the rent fixed by the Controller per Statutory Criteria.

v. **Sub-tenant:**

Person deriving title from tenant: usually requires landlord's consent to be lawful.

⇒ Obligations of Landlord:

Article 12 of the Minor Act deals obligations of landlord.

There are following obligations of landlord are given below:

I = A landlord shall;

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a) **Provide Certified Copy:**

Provide a certified copy of the tenancy agreement to the tenant.

b) **Repair the Premises:**

Subject to the tenancy agreement, repair the premises as may be necessary to keep it in habitable condition or as may be required under a law

c) **Pay the tax.**

Pay the tax, fee or charge levied on the premises under a law for the time being in force.

2. Subject to the tenancy agreement

A Landlord Shall not:

a) cut off Suspend or withhold without just or sufficient

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cause an amenity, utility or easement of the premises and

b) enter the premises without giving the tenant a reasonable notice.

3. When Landlord fails to fulfil an obligation.

If a Landlord neglects or fails to fulfil an obligation under the ordinance or the tenancy agreement the tenancy may file an application in the Rent Tribunal for an order directing the landlord to full fill the obligation.

4. The Rent Tribunal May:

If a tenant has been in enjoyment of an amenity utility or easement which has been cut off, suspended or withheld without just or sufficient cause make an order directing the landlord to restore the enmity utility or easement.

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b) authorize a tenant to restore the amenity, utility or easement at his expense and defray the expenses allowed by the Tenant Tribunal from the rent and

c) If a landlord has failed to keep the premises in habitable condition or to make necessary repair direct that such repair may be made by the tenant at his expense and defray the expenes allowed by the Rent Tribunal from the rent.

Article: 13.

3. Obligation of tenant:

i. Nature not change:

keep the premises in the condition in which it was let out except for normal wear and tear.

2. Used the premises only said purpose.

use the premises for the purpose for which it was let out

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3. Landlord may enter the premises.

Allowed the Landlord to enter the premises for which purpose of inspection or repair.

4. Handover the vacant Possession:

Hand over the vacant Possession of the premises for the purpose of inspection or repair.

5. Not Cause Nuisance:

Not cause nuisance to the neighbours of the premises.

2) Tenant fails to fulfil obligatio

If a tenant fails to fulfil an obligation under this Act or the tenancy agreement the landlord may give notice in writing to the tenant specifying the Act, or omission and remedial

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to be taken by the tenant within specified time.

3. **LandLord may filed an Application.**

A LandLord may filed an application to a Rent Tribunal for an order directing the tenant to fulfill their obligation or may seek eviction of the tenant.

Conclusion:

The Relationship between LandLord and tenant is founded on mutual obligations that ensure fairness, security and Respect for right of both parties.