

I assent.

C. C. WOOLLEY,

Governor.

31st July, 1950.

ORDINANCE No. 24 OF 1950.

AN ORDINANCE further to amend the Rent Restriction Ordinance by making provision for the purposes of that Ordinance in respect of tenancies where the tenant shares part of his accommodation with the landlord or with other persons; by extending the powers of the Rent Assessor in relation to the reduction of standard rents; and for purposes connected therewith.

[5th August, 1950.]

BE IT ENACTED by the Governor of British Guiana, with the advice and consent of the Legislative Council thereof, as follows:—

A.D. 1950.

1. This Ordinance may be cited as the Rent Restriction (Amendment) Ordinance, 1950, and shall be construed and read as one with the Rent Restriction Ordinance, 1941, hereinafter referred to as the Principal Ordinance, and any Ordinance amending the same.

Short Title.

No. 23 of
1941.

Principal Ordinance to apply where the tenant shares accommodation with other persons.

2. (1) Notwithstanding the provisions of sections two and three of the Principal Ordinance, where —

- (a) a tenant has the exclusive occupation of any room or portion of a building (in this section referred to as "the separate accommodation"), and
- (b) the terms as between the tenant and his landlord on which he holds the separate accommodation include the use of other accommodation in common with some other person or persons (including the landlord); and
- (c) by reason only of the circumstances mentioned in paragraph (b) of this subsection, the separate accommodation would not, but for this section, be a dwelling house to which the Principal Ordinance applies,

the separate accommodation shall be deemed to be a dwelling house to which the Principal Ordinance applies.

(2) For the purpose of ascertaining the standard rent, a previous letting of the separate accommodation shall not be deemed not to be a letting of the same dwelling house by reason only of any such change of circumstances as the following, that is to say, any increase or diminution of the rights of the tenant to use accommodation in common with others, or any improvement or worsening of accommodation so used by the tenant.

(3) Any such change of circumstances as is mentioned in the last foregoing subsection, shall be deemed to be alteration of rent, and where as a result of any such change the terms on which the separate accommodation is held are on the whole less favourable to the tenant than the previous terms, the rent shall be deemed to have been increased whether or not the sum payable by way of rent is increased.

3. Section 4B of the Principal Ordinance as enacted by subsection (1) of section five of the Rent Restriction (Amendment) Ordinance, 1947, and amended by section four of the Rent Restriction (Amendment) Ordinance, 1948, is hereby further amended by the substitution for the words "erected after, or in course of erection on the eighth day of March, nineteen hundred and forty-one" in subsection (1A) of the words "first let as separate premises subsequent to the eighth day of March, nineteen hundred and forty-one".

Amendment of section 4B of the Principal Ordinance. No. 13 of 1947.

No. 30 of 1948.