

CYPRUS

RENT (CONTROL)

CHAPTER 86 OF THE LAWS

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1959

CHAPTER 86.

RENT (CONTROL).

ARRANGEMENT OF SECTIONS.

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A LAW TO AMEND AND CONSOLIDATE THE LAW CONTROLLING
AND RELATING TO RENT AND MATTERS INCIDENTAL THERETO.

[3rd March, 1954.]

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1. This Law may be cited as the Rent (Control) Law. Short title.

PART I.

PRELIMINARY.

2. In this Law, unless the context otherwise requires— Interpreta-
tion.

“ Board ” means the Rent Assessment Board established under this Law for the rent restriction area in which any premises in question are situate ;

“ business premises ” means any premises let for any business, trade or professional purposes and used as such ;

“ dwelling-house ” means a building or part of a building, let as a separate dwelling and used wholly or chiefly as such ;

“ landlord ” includes, in relation to any premises, any person, other than the tenant, who is or would be, but for the provisions of this Law, entitled to possession of the premises, and in case of sub-tenancy a tenant who sublets the premises or any part thereof ;

“ prescribed date ” means the date prescribed under subsection (3) of section 3 ;

“ premises ” includes any dwelling-house and business premises ;

“ rent ” includes any sum paid as rent or hire for the use of furniture where premises are let furnished or where premises are let and furniture therein is hired by the landlord to the tenant :

Provided that this interpretation shall not apply to any agreement for the letting and hiring of furnished rooms with board ;

“ rent restriction area ” means any area in the Colony declared as such by an Order of the Governor in Council ;

“ standard rent ” means—

- (a) the rent at which the premises were let on the prescribed date :

Provided that where, in any agreement or lease entered into before the prescribed date, there is a provision for an increase in rent during the term of the agreement or lease, “ standard rent ” means such agreed increased rent from the date at which the increase is agreed to take effect ;

- (b) where the premises were in existence but were not let on the prescribed date and were subsequently let, or where the premises were, or are, erected after the prescribed date, a rent to be assessed by the Board :

Provided that, in respect of a rent restriction area deemed to have been declared as such under the proviso to subsection (1) of section 3, “ standard rent ” shall mean the rent of the premises as at the first day of March, 1941, or in the case of premises which were then unlet, unoccupied or unbuilt, the rent at which the premises were first let after the first day of March, 1941, and, if not so let, the rent which, in the absence of agreement, may be fixed, by the Board ;

“ statutory tenant ” means a tenant who, at the expiration or determination of his tenancy continues to be in possession of the premises ;

“ tenancy ” means any lease, demise, letting or holding of premises whether in writing or otherwise, by virtue whereof the relationship of landlord and tenant is created, but does not include the letting or hiring of furnished rooms with board ;

“ tenant ” means the tenant of premises in respect of which a tenancy exists and includes—

- (a) a statutory tenant ;
- (b) any sub-tenant and any other person deriving a right from the original tenant or sub-tenant to possess the premises ;

- (c) the widow of a tenant who was residing with him at the time of his death, or, where a tenant leaves no widow or is a woman, such member of the tenant's family as was residing with the tenant for not less than six months immediately before the death of the tenant as may be decided, in default of agreement, by the Court trying the case.

3. (1) Whenever it appears to the Governor in Council, for the well-being of the community, to be necessary or expedient for the purpose of securing the availability of premises at equitable rents and the security of the possession thereof, or where the public interest otherwise so requires, the Governor in Council may by Order (hereinafter referred to as "the Control Order"), declare any area in the Colony as a rent restriction area and thereupon the provisions of this Law shall apply to any premises within such area :

Application
of Law.

Provided that any rent restriction area existing at the time of the coming into operation of this Law shall be deemed to be a rent restriction area declared on such date under this subsection.

(2) The Governor in Council may, by a notification in the Gazette, exempt or except any premises or class or group of premises within a rent restriction area from the operation of this Law either absolutely or conditionally :

Provided that any premises within a rent restriction area exempted or excepted by the Governor in Council under the provisions of the Law hereby repealed shall be deemed to have been exempted or excepted under this subsection.

(3) The Governor in Council, on making a Control Order or at any time thereafter, may prescribe a date, as the material date for the determination of the standard rent.

(4) The Governor in Council may, if satisfied that the circumstances which led to the making of a Control Order have ceased to exist or that public interest otherwise so requires, cancel such Order and upon such cancellation the provisions of this Law shall, subject to any conditions which may be inserted in such Order, cease to apply to such area.