



SUPPLEMENT No. 2

TO

THE CYPRUS GAZETTE No. 3019 OF 22ND OCTOBER, 1942.

LEGISLATION.

THE STATUTE LAWS OF CYPRUS

No. 16 OF 1942.

A LAW TO RESTRICT THE INCREASE OF RENT AND TO
PROVIDE FOR MATTERS INCIDENTAL THERETO.

C. C. WOOLLEY,]
Governor.

[22nd October, 1942.

BE it enacted by His Excellency the Governor and
Commander-in-Chief of the Colony of Cyprus as
follows :—

1. This Law may be cited as the Increase of Rent Short title.
(Restriction) Law, 1942.

Interpreta-
tion.

2. In this Law—

“ landlord ” and “ tenant ” include any person from time to time deriving title under the original landlord or tenant ;

“ premises ” means any dwelling-house, flat, factory, warehouse, office, counting house, shop, school, and any other building in which persons dwell or are employed or work, and any part of any premises let or sublet separately ;

“ 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 the area within a radius of five miles from the Municipal Offices of the Municipal Corporation in each District in the Colony, and any other area which the Governor in Council may by order declare to be a “ rent restriction area ” ;

“ tenant ” includes subtenant ;

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

Application
of Law.

3. This Law shall apply to all premises in a rent restriction area except such premises as the Governor in Council may declare by notification in the *Gazette* not to be affected by the provisions of this Law.

Establish-
ment of a
Rent
Assessment
Board.

4. A Rent Assessment Board shall be established for each rent restriction area within the Colony consisting of a President and such other persons as may be appointed by the Governor by notification in the *Gazette*.

Receipt of
increased
rent
unlawful.

5.—(1) From and after the first day of March, 1941, it shall be unlawful for any landlord to—

(a) have received, receive or recover the increased rent of any premises to which this Law applies, where the rent has been increased since the first day of March, 1941 ; or

(b) increase the rent of any premises to which this Law applies ;

without an order of the Board :

Provided that—

- (i) the Board shall in no case allow an increase in rent of more than ten per centum ;
- (ii) where the landlord has since the first day of March, 1941, incurred expenditure on the improvement or structural alteration of premises (not including expenditure on decoration or repairs) an increase of rent not exceeding eight per centum per annum on the amount so expended shall not be deemed to be an increase for the purpose of this Law.

(2) Any tenant may recover from a landlord, who has unlawfully received from him any such increased rent, the difference between any such increased rent unlawfully received and the rent payable before such increase and may, without prejudice to any other method of recovery, deduct from the rent payable by him to such landlord all sums paid by him since the first day of March, 1941, by way of such increased rent.

Recovery of rent unlawfully received.

(3) Any transfer to a tenant of any burden or liability previously borne by the landlord shall, for the purpose of this Law, be treated as an alteration of rent, and where, as the result of such transfer, the terms on which premises are held are on the whole less favourable to the tenant than the previous terms, the rent shall be deemed to be increased, whether or not the sum periodically payable by way of rent is increased, and any increase of rent in respect of any transfer to a landlord of any burden or liability previously borne by the tenant where, as the result of such transfer, the terms on which any premises are held are on the whole not less favourable to the tenant than the previous terms, shall be deemed not to be an increase of rent for the purpose of this Law.

Transfer of liability to tenant.

(4) For the purposes of this Law—

- (a) the rent of any premises which were standing vacant on the first day of March, 1941, shall be deemed to be the rent at which such premises were last let ;
- (b) the rent at which premises, completed after the first day of March, 1941, are first let shall be such rent as, in the absence of agreement, may be fixed by the Board ; and

Rent of vacant and new houses, etc.