

S.I. 19 NO.

VIRGIN ISLANDS

THE EMERGENCY POWERS (DISASTERS)
(CONTROL OF RENTS) ORDER, 19

ARRANGEMENT OF PARAGRAPHS

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VIRGIN ISLANDS
STATUTORY INSTRUMENT 19 NO.

THE EMERGENCY POWERS (DISASTER) ACT, 1984
NO 7 OF 1984

THE EMERGENCY POWERS (DISASTERS)
(CONTROL OF RENTS) ORDER, 19

Gazetted

The Governor in Council in exercise of the powers conferred on him by section 3 of the Emergency Powers (Disasters) Act makes the following Order:

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| Citation | 1. This Order may be cited as the Emergency Powers (Disasters) (Control of Rents) Order, 19 . |
| Interpre-
tation | 2. For the purpose of this Order

“dwellinghuse” means a building or part of a building separately let or a room separately let that is used mainly as a dwellinghous or a place of residence and includes land occupied with the premises under a tenancy;

“landlord” includes any person deriving title under the orginal landlord and any person who is, or would, but for this Order be entitled to the possesstion of the premises:

“let” includes “sub-let”;

“tenant” includes sub-tenant and any person deriving title from the original tenant or as the case may be;

“tenancy” includes “sub-tenancy”. |
| Increase of
rents etc.
prohibited | 3. Notwithstanding anything contained in any enactment, no landlord shall

(a) increase the rent of a dwelling house above the rent charged on the day prior to the commencement of this order; or

(b) require any premium to be paid by the tenant in consideration of the continuance or renewal of a tenancy. |
| Increase
of service
charges
prohibited | 4. (1) No landlord who has let a dwellinghouse with the inclusion of furniture of any service shall

(a) increase the charge for the furniture or service; or

(b) remove any of the furniture or withhold the service without the consent of the tenant. |

(2) For the purpose of this paragraph the term “service” means any service or facility incidental to a tenancy including board, attendance, partial board and partial attendance provided by the landlord for the tenant or any combination of such services and facilities.

Right to terminate a tenancy

5. No landlord shall evict a tenant from a dwellinghouse, terminate a tenancy or, if requested by the tenant, refuse to renew a tenancy, unless,
- (a) the rent lawfully due from the tenant has not been paid for or offered within seven days after it became due;
 - (b) the tenant or any licensee of the tenant after the commencement of this order is guilty of conduct that is a nuisance to adjoining occupiers or uses the dwellinghouse for any illegal purpose;
 - (c) notice in writing of the termination of the tenancy was served on the tenant prior to the commencement of this order;
 - (d) the condition of the dwellinghouse it Stands, is required for public purposes.

Prohibition to let dwelling house on higher rent

6. No person shall
- (a) let any dwellinghouse that is unoccupied at the commencement of this order but which has at some previous time been let, except at the rent that was paid on the last previous occasion the dwellinghouse was let; and
 - (b) require any premium in consideration of the grant of a tenancy.

Magistrate to improve rents in certain circumstances

7. (1) Any person who lets a dwellinghouse that has not been let before the commencement of this order, shall refer to the Magistrate, the rent he proposes to cover, and the Magistrate may, as he thinks fit, approve or reduce the proposed rent.

(2) No person shall, in any case mentioned in Sub-paragraph (a) be required to pay any extra charge Or premium not disclosed to the Magistrate.

Offence

8. Any person who contravenes this order is guilty of an offence and is liable on summary conviction to a fine of one hundred dollars or to imprisonment for a term of two months or to both.

Made by the Governor in Council this
Day of _____, 19____.

Clerk of the Executive Council