

# The Model Tenancy Act, 2019

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In neitu (landowner) leh luah tu (tenant) ten mumal zawk a kal dan an neih theih nan Dan siam a ni. He dan hnuai ah hian in luah man leh a khaih hnawih te felfai takin a awm vek. Hei hian in neitu te leh a luahtu te harsatna lakah Dan hmang in a veng ve ve ang. Harsatna leh inhmuhtiam lohna awm thei zawng zawng te chingfel turin Rent Court leh Rent Tribunal te an awm ang.

India chuan kum 2022 hian a zalenna kum 75-na a hmu dawn a, India mi zawng zawng te tan chenna in buatsaihsak / siamsak a tiam bawk a ni.

Rent control Act awm mek hian In neitu te tan hmthatna a siamsak loh vangin an in leh lo neih te midang tan a luah turin an dah ngam lo a.

He dan duan mek hnuai ah hian in neitu leh in luah ten hamthatna an neih theih dan a duan a ni. He hamthatna in a ken tel tur te chu chenhona hrisel leh thianghlim mitin tan a ni.

Tin, mihring chenna leh mihring chenloh na atan policy tha tak an siam tur a ni a. Hei hian a chen te: chhungkua ang a awm te, dormitories, hostel, paying guest, co-living, co-housing te a huam tel vek ang.

Mizoram State Legislature hian India zalenna kum 70 -na ah hian heng a hnuai mi te hi tih hlawhtlin a tum a ni:

## **Chapter I PRELIMINARY**

1. (1) He dan hi Mizoram Tenancy Act of 2020 tih a ni.  
(2) Mizoram State pum ah he dan hi hman tur a ni.  
(3) Mizoram Sawkar in Official Gazette leh tul dang te a tih zawh ah hman tur a ni.
  
2. He dan hnuai a (a) "agreement" or "tenancy agreement" tih hi ziak a intiamna leh remtih na in neitu leh in luah te inkar a ziak in a awm tur a ni.  
(b) "Landowner" in nei tu emaw a luah man dawngtu tih na a ni. Landowner hian a awm loh palh ah amah thachhangdawltu ( successor –in – interest) a ziak tel tur a ni. Naupang (minor) emaw rilru lam a rualbanlo te chu an mahni enkawltu (guardian) te in an laksak rem tih a ni.  
(c) "Local authority" hi Village Council, Local Council, Municipal Corporation tih na a ni.  
(d) "person with disability" tih hi Persons with Disability (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 a in ziak ang a ni.  
(e) "premises" tih hian building pum emaw a building a mi room emaw a huam tel vek a ni. Hotel, khualbuk te a huam tel lo.  
(f) "Property Manager" mimal emaw company landowner in a mi chhawrte .  
(g) "Rent Authority" te chu Section 29 na hmang a appoint te an ni.  
(h) "Rent Court" hi Section 32 hnuai a sawi anga siam tur a ni.  
(i) "Rent Payable" Section 8 a sawi angin  
(j) "Rent Tribunal" Section 33 hnuai a siam tur

- (k) 'Schedule' He dan hnung ah hian belhchhah a ni
- (l) "Sub- Tenant" In neitu phal in a luah man la thei. Sub-Tenant a nihna hi ziak in a awm tur a ni.
- (m) "Tenant" or' Lesse' hi man chawi a in luah tu tih na a ni.

3. Tenancy Act hnuai a tel lo te :

- (a) Premises sorkar ta emaw a hman lai te. Central, State, Union, Local Government te ram reng reng a huam lo
- (b) Company, University ten an hnathawktu te man chawi a an luah tir te a huam lo.
- (c) Kohhran, Foundation, Charity In te a huam lo.
- (d) Public Trust Act of the State ram leh building neih te a huam lo.
- (e) Wakfs Act, 1995 in a sawi ang in Wakfs ram leh building neih te a huam lo.
- (f) Notification hmang a he dan hnuai a awm lo building -te a huam lo.  
Premises nei tu clause (a) – clause (f) te in tenancy agreement en that an duh chuan, landowner in Rent Authority ah a thlen theih Section 4 hmang in.

## Chapter II TENANCY

- 4. (1) He dan hi mumal taka kalpui a nih hunah leh dan dang phuar na hnuai a awm a nih loh chuan, mi tu pawh in luah tur te emaw in luah tir tur in ziak in Rent Authority te a hrattir tur a ni. Hei hi in neitu leh in luah tu inremsiamna ral hma thla hnih chung ngei a hmalak tur a ni.  
(2) In neitu leh in luah tu ten an inremsiamna copy sub-section (1) a mi an nei theilo a nih chuan, mi mal angin file hran ve ve ah an inremsiamna hun tawp hma thla khat ah an theh lut hman tur a ni.  
(3) Agreement sub-section (1) a mi te chu a hun taka neih tur a ni. Rent Authority ten digital platform tualchhung tawng in an dah tur a ni. Rent Authority din na thla thum ral hma ngei in he hmalakna hi a hlawhtling tur a ni.  
(4) Tenancy agreement form sign sa leh lehkhaw pawimawh te website ni sarih ral hma in Rent Authority ten an upload tur a ni.  
(5) Sub Section (1) hnuai a information neih te chu eng pawh thleng se Court hma ah pawh evidence a hmang theih tur a duan a ni.
- 5. (1) Agreement a ziah tawh hi rin tur a ni.  
(2) In luah tu in in neitu hnenah a luah hun tur a pawt sei duh a nih chuan a dil thei ang. Rem tih a nih chuan an inremna dan leh dun ziak a dah fel vek tur a ni  
(3) In luah hun chung a lo zawh a, renew a la nih loh in leh a luah tu ten an la chhuahsan loh chuan thla tin emaw thla 6 aia reilo a renew theih ang.  
Hei hian thla 6 a zawh hnu a tenant in rent a pek zawm ang tih Section 22 na hnuai a mi condition a neih chuan thla 6 aia rei kalpui theih ang.
- 6. Landowner leh Tenant te contact ah an successor te fel fiah taka ziah tel tur a ni. Vanduai na a thlen pawh a harsatna tawh lo turin.

7. (1) He Dan hi mumal taka a kal hunah chuan, mi tu pawh in document fel fai tak a nei a nih loh chuan heng a hnuai a mi te hi a ti thei lo ang:  
(a) Midang luah chhawn turin a rent lai hma a la thei lo ang  
(b) Agreement a ziah sa loh a duh angin a lo telh belh theilo
- (2) Tenant luah lai luah chhawn tir (sublet) landowner remtih na in. Section (1) Tenant in landowner a dil tur a ni a, document fel fai tak details of sublet, duration etc a nei tur a ni.

### **Chapter III RENT**

8. Man chawi a in luah ten an man chawi chu landowner nen a agreement a ni tur a ni. Hei hi ziak in fel fai takin Tenancy Agreement ah a awm tur a ni.
9. (1) Rent ah danglamna siam thut a rem lo, Rent revision hi Tenancy Agreement ah a in ziak fel tur a ni.  
(2) Agreement a ziah fel sa chu landowner in ziak in rent tih pun na thla 3 la awm in a tenant hnenah a pe thei.  
(3) Tenant in rent pun na a pek duh loh chuan Section (2), Section (9) ang a tenancy termination landowner a pe lo a nih chuan landowner hmalak na ang a a kal a ngai.  
(4) Fixed term a rent chhuah a nih chuan rent pun dan mumal takin agreement a ziah chian tur a ni.  
(5) Tenant in a luah man aia sang in a lo sublet thiang lo.  
(6) Landowner in agreement ziah fel hnu ah in leh lo repair vangin in sengso se la, Section 15 in a sawi angin rent a tih pun phal a ni.
10. Rent Authority ten ziak a dil na hmangin an revise thei ang.
11. (1) Tenant ten security deposit an pek zat tur chiang takin Agreement ah ziah tur a ni. Hei hi thla 2 chhung luah man residential property ah, non residential property ah chuan thla 1 luah man a ni tur a ni.  
(2) Tenant te security deposit chu an chhuahsan dawn ah emaw agreement a ziah angin landowner in a pe let tur a ni.

### **Chapter IV OBLIGATIONS OF LANDOWNER AND TENANT**

12. Agreement ziah fe a nih hnu ni 15 chhung in original document hi landowner in tenant te hnenah hard copy a pe tur a ni.
13. (1) Tenant in rent leh a tul agreement a sawi lawk te a hun takah a pe tur a ni.  
(2) In luah tu in luah man a pek lawk dawn a nih chuan in neitu te chiang taka hirh tur a ni. In neitu in receipt a pe tur a ni.  
Electronic transfer hmanga luah man pek a nih chuan bank statement in neitu a pe tur a ni.

14. (1) In neitu in, in luh man pekna receipt a dawng duh lo a nih chuan, in luahtu in postal money order in a pe ang. A la dawng thei lo a nih chuan in luahtu in Rent Authority hnenah a submit mai tur a ni.  
(2) Rent deposit a nih in, Rent Authority ten an chhui chian nan hma an la ang.  
(3) Rent leh thil dang Sub-section (1) hnuai a awm te chu hemi atan chiah hian hman tur a ni.
15. (1) In leh lo enkawl that chu an inremsiamna ah in ziaklo mahse in neitu leh in luahtu kut ah a awm. Siamthat ngai chu a tul angin in neitu leh in luahtu ten hma a la tur a ni, hemi chungchang hi an inremsiamna ah Chiang taka ziah tur.  
(2) In neitu leh in luahtu ten hmun in tawn an nei a nih chuan a enkawl na emaw dan chungchang an inremsiamna ah ziah tel tur a ni.  
(3) In luahtu in a awm na siamthat ngai a kut a thlak duhlo anih chuan in neitu in hma a la ang, security deposit atangin a senso te a la thei.  
(4) Siamthat ngai te in neitu in hma a la duh lo a nih chuan, in luahtu in periodic rent atangin a la ve thei.  
(5) In neitu in siamthat hna a kalpui duhlo a, chen zawn nan a remlo anih chuan in luahtu in 15 days Notice a pe ang, hma lak a la nih loh fo chuan Rent Authority ah a harsatna nen a kal thei.
16. In luh chungin, in luahtu in:  
(a) Hrereng chun in a in luh enkawl tha duh lo emaw thil tichhia a nih chuan  
(b) In neitu hriattir vat tur a ni  
(c) A rang thei ang ber in siamthat hna tawh nghal tur a ni.
17. (1) In neitu emaw manager in premises a lut duh a nih chuan zia kin emaw electronic medium notice hmangin in luahtu te a luh hma darkar 24 chungin a hriattir hmasa tur a ni. Heng a hnuai a mi vang te hi a ni tur a ni:  
(a) Siam thatna emaw thil thar thar a siam dawn in  
(b) Inspection hna a awm in  
(c) In luh tura an inremsiamna a sawi lawk na ah te  
  
(2) Electronic hmanga zia k a hriattirna ah chuan a chhan Chiang taka ziah tur a ni. Luh hun Zing dar 7 atanga Zan dar 8 inkar a ni tur a ni.
18. In neitu in midang a chhawr a nih chuan, a in luahtu te hi a hriattir tur a ni.  
(a) Property Manager Hming  
(b) Firm rin tlak an ni tih hriat na lehkha  
(c) Company an nih chuan an Hming, contact person etc
19. Property Manager te mawhphurhna te:  
(a) Rent Receipts  
(b) Siamthat ngai siamthatna lamah hma la tu a ni tur a ni.  
(c) Property en fel thin  
(d) Rent notice pek, property enkawl that, payment delay a hma lak vat, rent ennawn, holiday hun a a hmun enkawl, in luh hun pawhseina  
(e) Buaina a awm a chin fel hna thawh.  
(f) In luh chungchang thil awm te

20. (1) In neitu, manager, in luatu emaw te mahni duh thu in inremsiamna atangin a chhuah ngawt theih loh.
- (2) Sub section (1) hnuai a dilna in neitu emaw in luatu in a thehlut a nih chuan Rent authority ten hma an la ang. Zirchian hnu ah interim order siam in essential services bik chu an kal thlangpui thei section (3) hmangin.
- (3) Rent Authority ten landowner emaw tenant te dilna thla khat chung an zir chiang thei.
- (4) Rent Authority ten compensation a dawng tu tur hnenah a siam thei nitin mamawh thil a.
- (5) Rent Authority ten he complaint hi a dik a ni tih an hmuhchhuah chuan hremna an pe thei

Hrilhfiahna: Essential Supply te hi Tui, Electric, Pipe, Eirawngbawl na gas supply, kalkawng light, lifts, steps, parking, inbiakpawh na leh sanitary services etc

## **Chapter V**

### **REPOSSESSION OF THE PREMISES BY THE LANDOWNER**

21. (1) In luah inremsiamna ang a chhuah tir theih a ni provision sub section (2) a ziak angin
- (2) Rent Court ten application siam te recovery lam a hmalak na an nei dan tur te:
- (a) In neitu leh in luatu ten an inremsiamna ang an kalpui theih loh in section (8) a ziah angin
- (b) In luatu in a pek tur section (1) hnuai a ziah te a pek theih loh in. Section (13) thla 2 chung, payment pek tlai vanga interest tur agreement ah ziah fel tur a ni a, thla khat(1) hmana hriattirna in neitu in sub section (4) Section 106 Transfer of property Act, 1882 a in ziak ang in hma lak tur a ni. In luatu in thla 2 chung in luah man a pek theih loh in heng te hi hmalakna tur a ni;
- (c) In luatu in Dan hnuai ah in neitu phalna la lo a a chhuahsan in
- (d) In luatu in inremsiamna dan a bawhchhiat zel in

Hrilhfiah na: : hemi clause atan, "misuse of premises' tih hi tenant in a duh anga hmun ruak a lo hman, property a tihchhiat in, dan phalloh thil a tih in

(e) In neitu in a siam that dawn a emaw construction a siam dawn a in luatu te awm a rem loh in

Heng siam tur te, hmalakna te a zawh fel hnu ah inremsiamna thar nen Rent Authority ah a theh lut leh tur. Re-Entry hi agreement document felfai tak lo nen chuan phal a ni lo. Buaina a awm vanga Rent Court hmalakna a re-entry phalloh pawh a awm thei.

(f) in neitu in siamthat ngai a kalpui in emaw building thar sak nan emaw buildingthiah a tih laiin thu neitu te hriatpuiin;

Hrilhfiah na: 'Competent Authority' te hi Local Bodies, Authority te tihna a ni. He thu neitu te hian repair, redevelopment, demolition ah thu an nei.

(g) In luaktu in ziaka a chhuahna tur in neitu a pek a, in neitu in a bungrua te hralh emaw a tum in

(3) Clause (e) sub-section (2) a in zia k angin Rent Court ten tenant te chhuahna tur rem a ti thei in neitu rem tihna tel in.

22. In luaktu ten an chhuah hun tur inremsiamna a ziah fel sa an bawhchhiat in, in neitu in in luah man hi a letin emaw thla khat luah man hmun li a tih pun phalsak a ni.

23. (1) In neitu in bungrua lak letna Section 21, sub section (2) a hmang thei. Hei hian in luah man pek ah emaw thil dang ah in luaktu atang a payment a hmuh lailawk a ni erawh chuan inluaktu hnenah a pe let tur a ni.

(2) In neitu in a tenant hnenah a pe let lo a nih chuan, a pung awm in a pe let tur a ni.

24. (1) Section 21, sub-section (2) clause (a),(b) hmangin landowner in a tennent hnen atang a payment a hmu lo a nih chuan Rent Court hnenah thubuai a thehluh phal sak a ni. A hun taka a hmu lo a nih chuan Section 13, sub-section (1) hmangin penalty a chawitir thei.

(2) Landowner leh Tenant te thu kal zel ah Section 13, sub-section (1) hmangin payment tenant in a pe thei.

25. Landowner in a ram ah hnathawh a tum in Tenant in rem tilo se, Rent Court ah thubuai a thehluh thei. Rent Court in thu awmzia a en chian hnu ah hnatawh phalna a pe thei.

26. Landowner in a in sang lam sak belh a duh a, bylaws ah harsatna a awm loh chuan Rent Court in hma a la thei. Heng hmalak na ah hian tenant tan harsat na awm thei a ven pui tur a ni. Rent Court in:

(a) Hna kal dan enpui

(b) Landowner chu ram awl nei tu a ni em tih enfiah

(c) Rent zat tur ruatfel

(d) Thil dang chin fel tur zawng zawng en fel

27. Ram thubuai awm lo ah landowner in kut thlak a tum in Rent Court in thuneih na Section 21, sub-section (3) hmang in landowner a pe thei.

28. (1) Tenant ram neih te he Dan hnuai a awm a nih chuan a ro neih te leh hamthatna te a nei thei.

(2) He Dan leh Dan dang nen a inkalh na awm lo Tenant in a thil neih te Formal Notice hmang in a pe let thei. Landowner hnen ah thla khat chung notice a pe hmasa tur a ni.

## **Chapter VI**

### **APPOINTMENT OF RENT AUTHORITIES, THEIR POWERS, FUNCTIONS AND APPEALS**

29. State Government remtihna in District Collector in Rent Authority a ruat tur a ni.

30. Rent Authority leh Rent Court thuneih na te Section 4,9,10,14,15,20 ah a awm. An kal dan tur section 35,38 ah a in ziak.
31. (1) Rent Authority tethutluk na ah lungawi lo tan Rent Court ah Appeal siam theih a ni.  
(2) Appeal hi sub-section (1) hmangin Rent Authority order chhuah atanga ni 30 chhungin siam tur.

## **Chapter VII**

### **RENT COURTS & RENT TRIBUNALS**

32. (1) State Sawrkar in tul a fih angin Rent Court a appoint thei. Rent Court lo awm tawh na ah pawh tul a fih in a dang a appoint thei.  
Rent Court awmlohna ah Rent Court ang a function tur dang a ruat thei.  
(2) Rent Court pakhat aia tam a awm na ah State Sawrkar in an hna tur te a ruat ang.  
(3) Rent Court ah member 2 State Sawrkar in a ruat tur a ni. High Court a rawn tur a ni.  
(4) Rent Court a Presiding Officer chu State Higher Judicial Service emaw State Judicial Service a mi a ni tur a ni.  
(5) State Sawrkar in High Court rawn chungin Presiding Officer Rent Court a mi hnathawh dan tur a rel ang.
33. (1) State Sawrkar in Rent Tribunal a ruat ang. Pakhat aia tam ruat a ngaihna ah Principal Rent Tribunal a ruat ang.  
State ah Rent Tribunal a lo awm tawh a nih chuan He Dan hnuai a kal turin a ruat thei.  
(2) Rent Tribunal a chair chu Principal Appellate Tribunal member a ni. Thu buai transfer na ah te thu a nei. Chairman bakah hian member pahnih dang an awm. Senior Judge chu a hotu ber a ni. High Court rawn chungin Rent Tribunal te hi ruat an ni.  
(3) High Court Judge lo ni tawh lo chu Principal Appellate Member ni tur a ruat theih a ni lo. State Higher Judicial Service a mi ruat a nih erawh chuan High Court remtihna a ngai.
34. Rent thu buai chu Rent Court ah chin fel tur a ni, Civil Court ah put luh tur a ni lo. Section 30 hnuai a buaina te erawh Civil Court a kal pui theih. Rent Court in thu buai hi Transfer of Property Act, 1882, Indian Contract Act, 1872 emaw Act dang hnuai ah awm a a puan chuan Civil Court ah hmalak tur a ni.
35. (1) He Act hnuai a awm ah Rent Court leh Rent Tribunal ten Code of civil Procedure, 1908 anga kalloh phalsak an ni. Natural Justice anga kal pui tur a ni. Rent Court leh Rent Tribunal te kal dan tur:  
(a) Landowner emaw Tenant in emaw thu buai an theh luh in documents leh affidavits an thehlut tel tur a ni.  
(b) Rent Court, Rent Tribunal ten thubuai leh luh chungchang ah documents, affidavits te an pe tel ang.  
(c) Opposite Party ten chan letna lehkha tul dang ten en an pe tur a ni.

- (d) Thubuoi theh lut tu in opposite party hnen ah lehkha a dah belh thei.
- (e) Rent Court, Rent Tribunal ten hearing neih hun tur fixed date a siam tur a ni.

(2) Rent Court ten thubuoi ni 60 chung in a ching fel ang.

He ni 60 chung hian appeal siam a nih loh in rent Tribunal in appeal siam a nih loh chhan chiang takin a ziak ang.

(3) Rent Court leh Rent Tribunal te hma ah evidence of witness hi affidavit hmanga siam tur a ni. Amaherawh chu Rent Court leh Rent Tribunal ten an zir chian hnu ah witness dang an ko thei.

(4) Code of Civil procedure, 1908, hmangin Court in witness *mutatis mutandis* hmangin a ko thei

(5) Appeal siam duh ten format awmsa hmang in a siam theih.

(6) Rent Court hi adjournments vawi 3 bak a thu lo ang. Vawi 3 aia tam a thu a nih chuan a chhan leh vang chiang taka ziak in a dah tur a ni.

(7) Dilna zawng zawng Section 21, sub-section (2) clause (a), (b), (c), (d), (f) leh (h) te chu Rent Court hnuai a ni.

(8) Dilna Section 21, sub-section (2), clause (d) hnuai chu ni 30 chung in rent Court in a en fel tur a ni.

36. (1) Rent Court leh Rent Tribunal ten he Dan hnuai a thubuoi an rel te lakah Code of Civil Procedure, 1908 nen an thuneih na a in ang. Chung te chu:

- (a) Thubuoi rel fel dawn a mi an koh ah te;
- (b) Documents tul an neih nan a an hmalakna ah;
- (c) Documents zirchian na a commissions an issue na ah te;
- (d) Local level a zirchianna a an hmang te ah;
- (e) Affidavits evidence;
- (f) Appeal leh a dang te ah;
- (g) Dismissal order ah;
- (h) Execution leh decision order ah;
- (i) Order leh thutlukna ah;
- (j) A dangte

(2) Rent Court leh rent Tribunal te thutna chu Section 193 leh 228 in a ziah angin Judicial proceedings ah ruat a ni. Section 196, the Indian penal code 1860, in a sawi ang in rent Court leh Rent Tribunal te chu Civil Court a ni ang Section 195, Chapter XXVI Code of Criminal procedure, 1973 te tlawhchan in.

(3) Inquiry he dan hnuai a tih laiin rent Court in:

(a) Darkar 24 ziak a hriattirna a pek hnu ah zirchianna a tul angin hma a la ang, hei hian mi in kal a rem ti.

(b) Ziakin order a siam thei a, hei hian documents a mamawh te pe turin mihring emaw pawl emaw a order thei

(4) Rent Court in mi pakhat aia tam thiam thil nei te a zirchian na a tel turin a ruat thei

(5) Clerical emaw arithmetical a thil dik lo a lo tih path in Rent Court in a siam tha thei.

(6) Fine chungchang ah Rent Court chu Judicial Magistrate First Class provision Code of Criminal Procudeure, 1973 hmangin hma a la thei.

(7) Order emaw appeal emaw chungchang ah Rent Court chu Civil Court nen a thuneih na in ang

(8) Rent Court in a enfiaw hnu ah a koh in lan loh te an in lan loh chhan a ngaihdam theih chuan Court hian ngaihnathiamna a nei thei.

(9) Rent Court thu tluk na chu thu tawp a ni, Appeal a awm a nih chuan a en tha leh thei.

37. (1) Rent Court in thutlukna neih hnu ah Rent Tribunal a hriattir ang. Appeal saim duh tan ni 30 chhung a siam tur a ni.  
(2) Rent Tribunal in sub-section (1) hnuai ah hearing ni a ruat tur a ni. He appeal hi ni 120 chhung in appeal siam tu in a siamna te a hrih hre tur a ni.  
(3) Rent Tribunal zirchian nan leh rorel na tha a neih theih nan a documents mamawh te a dil belh thei.  
(4) Rent Tribunal in rorel na kal laiin tul a tih chuan proceedings a chawlh tir lailawk thei.  
(5) Rent Tribunal in a zirchian hnu ah Rent Court rorel na a ti danglam thei.  
(6) Principal Rent Tribunal rorel na kal laiin a case a zir in Rent Court emaw Court dangah a case a hlan chhawng thei.  
(7) Sub-section (6) hnuai a case a transfer na court ten court hmasa tawp na atangin hma a la zawm tur a ni.
38. (1) Rent Court in Dan hnuai a dilna a dawn leh rorel te hetiang hian a kalpui ang:-  
(a) Thiam chang zawk te hnenah a a chan tur te a pe ang.  
(b) Thiam chang lo zawk in payment an pek na Bank statement a pe tel ang.  
(c) Advocate, Expert, Officer, Local Body te a ruat thei  
(2) Rent Court in a mamawh dan a zirin local government, local police te tanpui na a dil thei  
(3) Rent Court in he dan hnuai a rorel na zawng zawng a kalpui ang. Dilna lut te a luh atanga ni 30 chhung in hma a la ang.

## **Chapter VIII MISCELLANEOUS**

39. (1) He Dan hnuai hian State Sawrkar in tul a tih angin Rent Authority, Rent Court, Rent Tribunal te pui turin officer a ruat thei.  
(2) Hlawh leh allowance te Rent Authority, Rent Court, Rent Tribunal sub-section (1) a awm sawifahna chu State Sawrkar in officer te a ruat tur a ni.
40. (1) Civil Court ten he Dan hnuai a thubuai hi a khawih lo ang.  
(2) Rent Court in Tenancy thubuai chauh a rel thei.
41. (1) The provision of the Court Act, 1870 a appeal te hi Rent Authority, Rent Court, Rent Tribunal ah a thehluh theih a ni.  
(2) Recovery of possession Rent Court a dilna leh appeal dilnate Rent Tribunal te hi landowner leh tenant te inkar a thubuai anga ngaih a ni.  
(3) Civil Court a fee chawi zat Rent Authority ah pawh chawi tur a ni.
42. Section 21 Indian Penal Code, 1860 a in ziak angin Rent Authority, Rent Court, Rent Tribunal a thawk te chu public servant tih an ni.

43. Thu buai reng reng Rent Authority, Rent Court, Rent Tribunal hnuai a mi chu dik leh fel taka kal pui vek tur a ni.
44. State sawkar in Dan kalphung tur mumal takin a siam ang.
45. Sate Sawrkar emaw Union Territory in emaw dan a siam in, State Legislature emaw Union Territory Legislature ten he Dan hi a tel tur a ni.
46. (1) He dan kalpui nan a harsatna awm thei te State Sawrkar in a paih thla tur a ni.  
 (2) He Dan hnuai a order siam te State Legislature hma ah phawrh tur a ni.
47. (1) State Sawrkar/UT Rent Control Act repealed.  
 (2) He dan hnuai a thu buai en fel loh te chu He Dan passed na huam chin ah en fel theih a ni.  
 Repealed Dan hmang a Thubuai thehlut tuin ni 180 chhung a thubuai theh luh emaw appeal te a la let thei. Dilna thar ni 270 chhung in a siam phal sak a ni.

**FIRST SCHEDULE**  
**[See Section 4 (1)]**  
**FORM FOR INFORMATION OF TENANCY**

To,  
 The Rent Authority

\_\_\_\_\_

\_\_\_\_\_

(Address)

1. Name & Address\*  
 of the Landowner,  
 including email id  
 and contact details

:

2. Name & Address\*  
 of the Property  
 Manager (if any),  
 including email id  
 and contact details

:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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3. Name(s) & Address\* of the Tenant, including email id and contact details

4. Description of previous tenancy, if any

5. Description of premises let to the tenant including appurtenant land, if any

6. Date from which possession is given to the tenant

7. Rent payable as in Section 7

8. Furniture and other equipment provided to the tenant

9. Other charges payable

a. Electricity

b. Water

c. Extra furnishing, fittings and fixtures

d. Other services

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10. Attach  
rent/lease  
agreement, if any

11. Duration of  
tenancy (Period for  
which let) :

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12. PAN No. of  
landowner: :

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13. Aadhar No. of Landowner:

14. PAN of Tenant:

15. Aadhar No. of Tenant:  
\* Include email and mobile number

16. Name and Signature of the Landowner:

Photograph of the Landowner

17. Name and Signature of Tenant:

Photograph of the Tenant

Enclo:

1. Rent/Lease Agreement
2. PAN & Aadhar self-attested copies of landowner

3. PAN & Aadhar self-attested copies of tenant

**SECOND SCHEDULE**  
**[See Section 15 (1)]**

**DIVISION OF MAINTENANCE RESPONSIBILITY BETWEEN THE LANDOWNER AND THE TENANTS**

As per Section 15, the landowner shall be responsible for repairs relating to matters falling under Part A and the tenant shall be responsible for matters falling under Part B.

**Part A**

**Responsibilities of the Landowner**

1. Structural repairs except those necessitated by damage caused by the tenant
2. Whitewashing of walls and painting of doors and windows
3. Changing and plumbing pipes when necessary
4. Internal and external electrical wiring and related maintenance when necessary

**Part B**

**Periodic repairs to be got done by the tenant**

1. Changing of tap washers and taps
2. Drain cleaning
3. Water closet repairs
4. Wash Basin repairs

5. Bath tub repairs
6. Geyser repairs
7. Circuit breaker repairs
8. Switches and socket repairs
9. Repairs and replacement of electrical equipment except major internal and external wiring changes
10. Kitchen fixtures repairs
11. Replacement of knobs and locks of doors, cupboard, windows etc.
12. Replacement of fly-nets
13. Replacement of glass panels in windows, doors etc.
14. Maintenance of gardens and open spaces let out to or used by the tenant.