

## **BACKGROUND NOTE ON MODEL TENANCY ACT (MTA)**

Census 2011-a a landanin khawpui (urban area) ah te hian in luah loh / in ruak nuai **110** vel lai a awm a. Hei hi achhan bulpui ber pakhat chu tuna State/UTs ten a **Rental Law** kan hman lai that tawk loh vang hi a nih hmel a. Hmundang atanga hnathawka khawpuia lo awm, migrant worker te hian luah man chawi a hmun danga awm hi an thlang zawk niin a lang. Hei hi a chhan chu an tlin tawk anih vang leh tih danglam a awlsamin, a senso a hniam zawk a, an hnathawhna hmun hnaiah te an awmduhna an thlan theih bawk vang a ni. Kum 2011 ah khan khawpuia mihring chengte hi mihring awm zawng zawng atanga chhutin **31.16%** a ni a, kum 2001 ah khan **27.82%** a ni thung a, khaikhin chuan a pung nasa hle a. Hetiang a khawpuia mihring cheng kan pun zel chuan kum 2050 ah chuan **50%** aiin a tam a rinawm hial a. Kan pun chakna hi chhan leh vang hrang hrang – zirna, hna, sumdawna, hriselna leh khawsak changkan zawk beisei vang a ni a. Tin, khawpui pakhat chungah pawh hmun khat atangin hmun danga han pem kual bawk thin ani.

Hon'ble Prime Minister hma thlir '**Housing for all by 2022**' zul zuiin MTA hian a tum ber chu In neitu leh in luahtu ten rual khai taka an dikna leh hamthatna, langtlang leh kalphung felfai tak an neih hi a ni. Hei hian in luah tur thahnem tak, tu tan pawh-khawpui a pmlut te, eizawna mumal nei leh nei lo te, thiam bik neia hnathawkte, zirlaite etc ten an mamawh leh ngam tawk ang zel a in luah tur a chhawp chhuah sak theih beisei a ni a. Hei hian miin a in luah tur ngam tawk a awlsam tak a zawn hmuh theih nan leh man chawia in luah dan kalphung mumal zawktin, dan feltak hnuaia ram puma kan neih theih beisei ani. Mimal in luah tur neitute pawh eizawna atana hmang tura chawk phurhin in luah tur tam zawk a awm phah beisei a ni.

Tun a State hrang hrang a Rental Law awm mekte hi dan lamah pawh a felhleha lai tamtak a awm a. In luahtur man bituk sang thei ber (ceiling on rent) awm sa te hian in luah tur tha leh in luah tur hrim hrim a titem a, in neitute tan a phurawm lohin, nifin khawsakna a mamawh (basic amenities) te athat tawk loh phah a ni. Heng bak hian, sum lak luh tlem zawkte tan chuan mahni puala in neih hi thil harsa tak a ni a, chuvangin, Rental housing lam tih hmasawn a, thalaite tih changtlun hi tih makmawh a ni.

MTA hian inluah tur nei ten an in luah hawh an phal nan kawng hawn sakin, hlawk zawk leh daihreizaw, mitin huapzo rental market

chhawpchhuak in, sum peipunna itawm zawk leh hetiang lama eizawngte tan kawng tha zawk kawhhmuh zela tum a ni.

### **Salient Features of Model Tenancy Act:**

- i) MTA hman a nih hnuah chuan, mi tupawh in inremna puitling tak ziak in an neih hmachhuan in an in luahtir tawh lovang.
- ii) MTA hi chenna in leh sumdawnna tura inluah hawhturte tana duan a ni.
- iii) MTA hi State/UT zawng zawng ah, khawpui leh thingtlang ah pawh hman tur a ni.
- iv) In luah man hi in neitu leh a luahtu tur te inbiak remna siam tur a ni.
- v) MTA hi hman theih anih hnuah pawh inluah lai mekte chu State/UT dan awm sa angin kal tur a ni.
- vi) MTA hian thu buai tenau deuh chingfel theitura thuneihna a nei ang.
- vii) MTA hian monetary threshold telloa inluahhawh fir zawng zawng a huam ang a
- viii) Inluah tura inremsiamna thuthlung (Terms of Agreement) hian in neituleh a luahtute thachhang dawltu (Successor) tepawh an inremsiamna hun chhung chu a phuar ang.
- ix) Midangin luah chhawn tir leh hi a in neitu leh luahtu in inremna dang an nei anih loh chuan phal a nilo.
- x) In luah hun chhung ral hmaa khawtlang hruaituten an chhuah luih tir chuan, in luahtirtu chu an inremsiamna awm angin thlakhat a la luahtir ang.
- xi) Chenna in atana hman tura pawisa dahkham (Security Deposit) chu thlahnih (2) in luah man aiin a tam tur a nilo a, sumdawnna atana luahtur ang chi erawh chu in luahtu leh luahtu tur te inremsiamna ang a nianga, amaherawhchu thla ruk (6) luah man aia tam tur a nilo. Sum dahkham hi in neitu a in a tih ruah dawn ah, a pe let leh ang, ba a awm a nihchuan a dahkham hian a rulhtir ang.
- xii) In neitu in chhantha tawktak vanga a inleh a vel a neih let leh theih dan hrang hrangte.
- xiii) In luahtu in a in luah chhuah san a hun tawha a la chhuah mai loh chuan in neitu hian in luah man hi a tir thlah nih (2) chhung chu a let a chhiar thei a, chumi hnuah chuan a la chhuahsan lo fo anih chuan a let li (4) in a chhiar thei ang.

Draft MTA behchhana State Tenancy Law siam hian in neitu leh luah tute an pahniha hlawkna an neih ve ve theih beisei a ni

a. MTA ruahhman lawkna in uar taka a sawi chu in luah inremsiamna (Rent agreement) a lehlam lehlam te rem tih tlanna neih hian harsatna a awmthei tam tak tibo in, harsatna a lo awm anih pawhin awlsam leh rang zawka dan awmsa hmanga chinfel theih a ni dawn a ni.

He dan rawtna, Model Tenancy Act hi a zau thei ang berin mipui leh khawtlang leh ram hruaitute hnenah tlangzarh in, ngaihndan leh rawtna te 31<sup>st</sup> October,2020 aia tlailovah thawn theih a ni.

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# **The Model Tenancy Act, 2020**

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## **THE MODEL TENANCY ACT, 2019**

*Rent Authority, in neitu(landlord) lehluahthu(tenant) temumalzawka a kal dan an neihtheih nan Dan siam ania. Hei hian in neitute leh a luahtute harsatna lakah Dan hmang in a veng veve ang a, harsatna leh inhmuh thiamlohna awmthei zawng zawng te rang zawka chinfel anih theih nana siam a ni.*

Mizoram State Legislature hian India zalenna kum 71-na ah hian heng a hnuaia 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-a a tih chhuah ni emaw, hman tan tura a bitukni atanga hman tur a ni.
2. Definitions :
  - (a) "Landlord" in neitu emaw a luah man dawngtu tihna a ni. Heng te hi a huam bawka a ni – (i) a awmlaha ama thachhang dawltu (successor –in – interest) (ii) Mahni a inremna ziak theilo, Naupang (minor) emaw rilru lam a rualbanlo (unsound mind) te ciawha lo dawng tur (trustee/guardian) te.
  - (b) "Local authority" hi Village Council, Local Council, Municipal Corporation, Planning or Development Authority te, Cantonment Board te, Cantonment Act Section 47 hnuaia din emaw, dan in khua enkawl tura hun bik atana a ruatte a huam a ni.
  - (c) "Notification" hian State Sawrkar Official Gazzete-a notification tihchhuah sawina a ni.
  - (d) "premises" tih hian building pum emaw a building a mi room emaw residence/sumdawna atana man neia luahtheiha huam tel vek a, thilsiamna (industry) atana hman erawh a huam tello. Hengte hi a huam tel-

- i) Huan, garage, tualzawl, ram awl a building-a awm/inzawm/chuktuahte.
- ii) A building nawm leh zualna tura a building ah emaw, a bulah emaw cheina awmte a huam bawh. Hotel, khualbukte a huam tel lo.

(e) "Prescribed" tihhian State Government in hemi Act behchhana Rules a siam sawina a ni.

(f) "Property Manager" mimal emaw company landlord in a ram enkawl tur leh tenant nena an indawrna a amah aiawh thei tura a mi chhawrte.

(g) "rental agent" chu landlord tan emaw, tenant tan emaw an pahnih in emaw an inkara an inluah tur chung chang kawhmuha hlawkna neia lo telve. Property Dealer, broker, middlemen etc a huam a ni.

(h) "Rent Authority" te chu Section 30 na hmang a appoint te an ni.

(i) "Rent Court" hi Section 33 hnuai a sawi anga siam tur a ni.

(j) "Rent Payable" Section 8 a sawi angin

(k) "Rent Tribunal" Section 34 hnuai a siam tur

(l) "Schedule" He dan hnung ah hian belhchhah a ni

(m) "Sub-Tenant" In neitu phalna a mi tupawhin a inluah laia vaiin emaw, a then chauh pawh midang hnena luah chhawntir a, a luah man dawng thei. Sub-Tenant a nihna hi ziak in a awm tur a ni.

(n) "Tenant" or 'Lessee' hi man chawi a in luahtutihna a ni a, sub-tenant pawh a huam a ni. Tupawh chhuak tura decree/order tihchhuah hnante a huam lo.

**3. (1) Tenancy Act hnuai a tel lo te :**

(a) Premises sorkar taemaw a hmanlaite. Central, State, Union, Local Government te ram rengreng a huam lo

(b) Company, University ten an hnathawktute man chawi a an luahtirte a huam lo.

(c) Kohran, Foundation, Charity In State Government in notification hmanga a tihchhuahte a huam lo.

(d) Waqf Act, 1995 in a sawianga in register Auqafs ram leh building neihte a huam lo.

(e) State Government Notification hmang a he dan hnuai a awm lo building -te a huam lo.

(2) Premises neitu clause (a) – clause (e) tehian tenancy agreement en that an duh chuan, landlord in Rent Authority ah Section 4 hmang in a thlenthei.

## **Chapter II TENANCY**

4. (1) He dan hi mumal taka kalpui a nih hunah leh dan dang phuar na hnuaiah a awm a nihloh chuan, mi tupawh in luah tur te emaw in luahtir tur in ziak in Rent Authority te a hriattir tur a ni. Hei hi in neituleh in luahtu inremsiamna hi First Schedule hmangin thla hnih ral hma ngei a hmalak tur a ni.

(2) In neituleh in luahtu ten an inremsiamna copy sub-section (1) a mi an neitheilo a nihchuan, mi mal angin filehranveve ah an inremsiamna huntawp Sub-section (1)a tarlan thlakhat ral hma ah an thehlut 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 thlathum ral hma ngei in he hmalakna hi a hlawhtling tur a ni.

(4) Tenancy agreement form sign sa lehkha pawimawhte hi document tul dang te nena Rent Authority in a dawn hnuah-

(a) Unique Identification number an pahnihin an pe tur a ni a,

(b) Website ah tualchhung tawngin a lehkha an dawn atanga nisarih ralhma in Rent Authority ten an upload tur a ni.

(5) Property manager landlord leh tenant inkarah an awm dawn anih chuan, an pahniha remtih dunna in a wm tur a ni.

(6) Sub Section (1) leh Sub Section (2) hnuaiah information neihte chu engpawh thleng se Court hma ah pawh evidence a hmantheih tur a duan a ni a, a lo awmlo anih chuan he dan hnuaiah hamthatna awmtheite an dawng theilo ang.

5. (1) He dan siam anih hnua Inremsiamna ziah anih chuan an tenancy agreement-a a hunchhung tarlan angin a nung ang.



(2) In luahtu in inneitu hnenah a luahhun tur a pawt sei duh a nihchuan a dil thei ang. Rem tih a nihchuan an inremna dan leh dun ziak a dah fel vek tur a ni

(3) In luahhunchung a lo zawh a, renew a la nihloh in leh a luahtu ten an la chhuah san loh chuana inluahtu hi Section 23-a he danin a sawi angin in luah man a pungin chawi tir theih a ni ang.

Hei hian an in luah hun chhung tawplaia an in luah lai khu a rel chhiatna a awm anih chuan a huam lo anga. Hetiang ah chuan a in luahtu in a luah zawm a tul anih chuan landlord hian chutiang chhiatna thlen tawp atanga thla khat a ral hma chu an inremsiamna awm tawh sa angin a kalpui tur a ni ang.

6. In neitulehin luahtuten an inremsiamna hi an pahnih in emaw, a tu emaw zawk zawk lo boral thulh ah pawh an roluah tute veve tan an in remsiamna hun chhung a zawh hma chuan in an zawm tur a ni.

7. (1) He Dan hi mumal taka a kal hunah chuan, mi tupawh in document fel fai tak a nei a nihloh chuan heng a hnuai a mi te hi a ti thei lo ang:

(a) Midang luah chhawn turin a rent laihma a la thei lo ang

(b) Inremsiamna a ziah saloh a duh angin a lo telh belh theilo

(2) Subsetion (1) tarlan angin In luahlai luah chhawn tir (sublet) an tum anih chuanin neitu remtihna in, agreement felfai tak nen neih tur a ni a. Landlord leh Tenant ten an pahnihin an inremsiamna atanga thla hnih ral hma ngeiin First Schedule-a a form awmsa hmangin Rent Authority an hriattir tur a ni,

### **Chapter III RENT**

8. Man chawi a in luah ten an man chawi chu in neitu nen a inremsiamna a ni tur a ni. Hei hi ziak in felfai takin In inluah dan inremsiamna ah a awm tur a ni.

9. (1) In luah man ah danglam na siam thut a rem lo, luah man ennawn hi In luah dan inremsiamna ah a in ziakfel tur a ni.

(2) In neituin inremsiamna ziah fel hnu ah in hriattir lawkna awmin in siamthat/ thuam that Section 15 in a sawipiah lamah in sengso sela, an

lo inbiakrem tawhna angin landlord in a in luah man chu an hna an zawh atanga thla khat ah a tipungthei ang.

- 10.**In luah man tihsan chungchangah in neituleh luahtu inkarah buaina a awm anih chuan, a tu emaw zawk zawkin Rent Authority hnenah ziaa a dilna thlenin an ennawnthei ang a, a hman tan tur nipawh an bitukthei ang.
- 11.**(1) In luahtu ten security deposit an pekzat tur Chiang takin inremsaimna ah ziah tur a ni. (a)Hei hi thla 2 chungluah man aia tam lo residential property ah, (b) non residential property ah chuan thla ruk (6) luah man aia tam lo ani tur a ni.  
(2) Inluahtute security deposit chu an chhuahsan dawn ah emaw inremsiamna a ziah angin inneitu in a pe let tur a ni.

#### **Chapter IV RIGHTS AND OBLIGATIONS OF LANDLORD AND TENANT**

- 12.**Inremsiamna ziah fel anih hian landlord leh tenant ten a duplicate nen sign veve in, an inremsiamna original copy an kawl ve ve tur a ni.
- 13.**(1) In luahtu in a in luah man leh a tul dang tel inremsiamna a sawilawk angin a hun takah a pe tur a ni.  
(2) In luahtu in luah man a pekin, in neitu in a dawng tihlan na receipt a pe tur a ni.  
Electronic transfer hmanga luah man pek a nih chuana dawng/ pe ngei a nitihlanna an in pe tur a ni.
- 14.**(1) In neitu in, in luah man a dawng duh lo emaw, in luah man pekna receipt a pe chhuak duh lo a nihchuan, in luahtu in postal money order in a zawnin thlahnih chung in pe ang a, a la dawng duh lo anih chuan in Rent Authority hnenah a submit mai tur a ni.  
(2) In luahtu in a in luahna man peknatur a hre lo anihchuan Rent Authority te hnenah deposit tur a ni.  
(3) Rent lehthil dang Sub-section (1) leh Sub section (2) hmanga deposit a nih in ,Rent Authority ten a chhui chian nan hma an la ang.  
(4) Subsection (1) leh (2) hmanga deposit withdraw anih in, landlord in an inremsiamna awm sa anga a la chhuak anih chuan a landlord hek nan hmantheih a ni lo vang.

**15.**(1) In leh lo enkawl that chu an inremsiamna ah in ziak lo mahse in neitu leh in luahtu kutah a awm. Siam that ngai chu a tul angin in neitu leh in luahtu tenhma a la tur a ni, hemi chungchang hi an inremsiamna ah Second Schedule ami angin chiang taka ziah tur.

(2) In neitu leh in luahtu ten hmun in tawn an nei anih chuan a enkawl nae maw dan chungchang an inremsiamna ah ziah tel tur a ni.

(3) Inluahtu in an inremsiamna awm sa anga a awm na siam that ngai a kut a thlak duhlo anih chuan in neitu in hma a la ang, security deposit atangin a senso te a la thei a, hriattir anih hnu atanga thla khat chhungin a man a pe tur a ni. Heng siamthatna man te hi security deposit aia a tam anihchuan in neituin a hriattir atanga thla khat chhungin a pe tlingtla tur a ni.

(4) Siam that ngaite an inremsiamna awmsa anga in neitu in hma a la duh lo a nih chuan, in luahtu in a siam tha anga, a senso chu a inluah man pek tur atangin a siam rem ang. Hetianga siam rem angai anih chuan thla khat luah man chanve aia tam paih theih a ni lo.

(5) In neitu in siamthatna a kalpui duhlo a, chen zawmna tlak anih chuan in luahtu in ziaikin 15 days Notice a pe ang, hmalak a la nihloh fo chuan a in luah chu a chhuahsan thei ang.

(6) In luah lai khua rel chhiatna avanga luah tlakloha a awm anih chuan luah tlaka siam that anih hma chu in neituin in luah man a la tur a ni lo. Hetianga in luahtuin a siam thathei lo anih chuan advance leh security deposit tepek let tur a ni.

**16.**In luahchhungin, in luahtu in:

(a)Hre reng chungin a inluah enkawl tha duh lo emaw thil a tichhia emaw/ fihchhiat a phal tur a ni lo

(b)A in luahlai chhia a awmin in neitu ziaikin hriattir vat tur a ni

(c)A theihtawka tha in a inluahlai chhung leh a velte a enkawl tur a ni.

**17.**(1) In neitu emaw property manager in premises a lut duh a nihchuan ziaikin emaw electronic medium notice hmangin in luahtute a luh hma darkar 24 chhungin a hriat tir 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)Endikhna a awm in

(c)In luahtura an inremsiamna a sawilawkna ah te

(2) Hetianga luh a tul anih chuan Notice ah Chiang takin luhni, luh hun leh luh chhante tarlan tur a ni a. Luh hun hi ni chhuah hma leh ni tlak hnu a ni tur a nilo. Hei hian emergency khuarel chhianatna vang emaw, a in tichhe thei thil a thlen a huam lo thung.

**18.** In neitu in Property Manager midang a chhawr a nih chuan, hetiangte hi a in luahtute a hriattir tur a ni-

(a) Property Manager Hming

(b) In neitu in Property Manager chu thuneihna a pe ngei ani tihfiahna.

(c) Property Manager in neitu in thuneihna pek hun chung leh thuneihna a pek dan

(d) Company an nihchuan an Hming, an aiawha kal tur contact person etc

**19.** (1) Property Manager temawhpurhnate:

(a) In luh man dawn

(b) Siamthat ngai siam thatna lamah hmalatu a ni tur a ni.

(c) Property enfel

(d) In luh tut e hnena heng notice pek-in luahlai leh a vel enkawl that, in luh man pek tlai a hmalak vat, in luh man ennawn, in luh chhuah san chung chang, in luh hun pawh sei chung changte

(e) Buaina a awm a chin fel hnathawh.

(f) In luahtu thu pek anga a tul anga hmalak te.

(2) Property manager in Subsection (1) in a sawi ang lo in emaw, in neitu thupek lo anga a awm anih chuan in neitu emaw, in luahtu in emaw ziakin Rent Authority hnenah a thlen anga, Property manager ban emaw, a pawh khawih vanga chawitir emaw theih a ni ang.

**20.** (1) In neitu emaw, Property Manager-in amah emaw, tu emaw hmangin a in luahlaitan essential supply/service a titawp tur a ni lo.

(2) Sub section (1) bawhchhianat chungchang in luahtu in a thehlut a nih chuan Rent authority ten hma an la ang. Zir chian hnu ah interim order siam in nitin mamawh pek chu an kal thlang pui thei.

(3) Rent Authority ten in luh tute dilna Sub section (2)-a tarlan hi thla khat chung an zir Chiang tur a ni.

(4) Rent Authority ten hetiangthil a thlen hian a chhan leh vang a chhui hnu in zangna dawmna, thlahnih in luh man aia tam lo Subsection (1) a tarlan essential service titawp tut e chawi turin a ti ang.

(5) Rent Authority ten sawiselna hi a diklo a nitih an hmuh chhuah erawh chuan thlahnih in luah man aia tam lo chawitir theih an ni.

Hrilhfiahna: Essential Supply te hi Tui, Electric, Pipe, Eirawng bawlina gas supply, kalkawng light, lifts, steps, parking, inbiak pawhna leh sanitary services etc

## **Chapter V**

### **EVICTION AND RECOVERY OF POSSESSION OF THE PREMISES BY THE LANDLORD**

**21.**(1) In luaktu chu inremsiamna hunin a phuar chhung chu in luaktu leh in neitu rem tih dunna tello chuan chhuah tir ngawt theih a ni lo a, Sub section (2) a ziak angemaw Section 22 a ziak ang emaw chauhin chhuah tir theih a ni.

(2) Rent Court ah in neitu in application a theh luh in heng a hnuaia mi te vang hian in luaktu chu chhuah luh tir theih a ni-

(a) Section 8-a tarlan angin In luaktu ten an inremsiamna ang a in luah man a pek duh loh in.

(b) Section 13 sub-section (1) a tarlan anga In luaktu in a pek tur ang leh a ba leh a pungte hriattirna pek anihhnu thlahnih chhunga a pek theihloh inleh Section 106 sub section (4) Transfer of property Act, 1882 a inneitu laka a bate a pek duh loh in.

(c) In luaktu in Dan hnuaia ah in neitu phalna ziaka la lo a a chhuah san in

(d) In luaktu in ziaka in neitu hnen atanga hriattirna a dawn hnupawha a in luahlai phalloh thil/ midang tan hnawksak/ dan phalloh thil tih nana a hman luh in.

Hrilhfiahna: hemi clause atan, "misuse of premises" tih hi tenant in a duh anga hmun ruak a lo hman, property a tihchhiat in, dan phal loh thil a tih in

(e) In neitu in a siam that dawn emaw construction a siam dawn a in luah tute awm a rem loh in

Heng siam tur te, hmalak nate a zawh fel anih hnu ah inremsiamna thar nen Rent Authority ah thehluh anih hnuaia chauh in luaktu in a luah leh thei ang. Heng ah tehian a luah thei tawh lo thung ang- (i)

Rent Authority hnena inremsiamna in luahtu leh in neitu inkara ziak a awmlah in.(ii) Rent Court in inluahtu a chhuah luh tir in.

(f)Competent Authority te thu pek bawh zuia In neitu in siamthat/sakthat/tih danglam ngaia awmin.

Hrilhfiahna: 'Competent Authority" te hi Local Bodies, Authority tetihna a ni. He thuneitute hian repair, redevelopment, demolition ah thu an nei.

(g)In luahtu in ziaka a chhuahna tur in neitu a peka, in neitu chumi avanga in a bungrua/ in theralh emaw a tum in

(h)In luahtu in in neitu hnen atanga ziaka phalna la hmasa loa nasa taka ama thua a in luahlai a lo tih danglamin.

(3) In luahtuin Subsection 2 Clause (b) a in ziak anga a in luh man bate landlord hnenah emaw, Rent Authority te hnena a pek tlak inchhuah tir theih a ni lo.

(4) In luahtu in Subsection 3 a tarlan anga a zawna thlahnih chhunga in luh man a peklohin, a relief hi a dawng thei tawh lo ang.

(5) Subsection 2 clause e hnuaia chhuah luh tirtura proceedings a awmin, in neitu rem tihna in Rent Court in in luh lai hmun thenkhat atang chauhin a chhuah tir thei ang.

**22.**(1) In neitu a boralin hemi hnuaia dan emaw dan dang emaw in a phuar anih loh chuan, a rokhawmtu in lohtheihloha in luhmekte an inremnain a phuar tir laia chhuah tir a tul anih chuan Rent Court ah chhuak turin application a thehlut ang. (2) Rent Court in a chhui hnuah chhan tha tak a awm anih chuan a phal sak thei ang.

**23.**In luahtuten an chhuahhun tur inremsiamna a ziah fel sa an bawhchhiat in,(i) in neitu in in luh man hi a letina tir thlahnih a chawitir thei anga,(ii) a luh chhunzawm zel anih chuan chumi hnu chuan a in luh man let li in a luh chung zawng a chawi tir thei ang.

**24.**(1) In neituin bungrua Section 21, sub section (2) emaw section 22 hmanga a la let dawn anihchuan a laklet hmain in luahtu hnen atang a payment a hmuh lai lawkte inluahtu hnenah a pe let tur a ni.

(2) In neitu in a in luh hnenah a pe let lo a nihchuan, a pung awm in a pe let tur a ni.

**25.** Section 21, sub-section (2) clause (a), (b) a tarlan ang ni lo a in luahtu in chhuak tura tihna a contest anihchuan, in neitu in Rent Court hnenah thubuai a thehlut anga, a diklo anih chuan Rent Court in a chawitir ang.

**26.**(1) in neitu ziaka phalna tello chuan in luahtu in a in luahlai structure thlak danglam emaw, permanent structure emaw a siam tur a ni lo

(2) In neitu in a in siam danglam duhin a in luahtu in rem a lo ti lo anih chuan a in neitu chuan Rent Court ah hemi chungchang hi a thlenthei ang

(3) Hetiang anga dilna a thlen anih chuan Rent Court in zir chiangin a luahtute tana harsatna a wm dawn lo anih chuant ih danglam a phalsak thei ang.

**27.**(1)In neitu in a in luahtute luahlai ram awl ah in sak duh in, Municipal Bye-laws lamah harsatna awm lo sela, a in luahtu in a lo remtih loh chuan Rent Court ah a thlen ang.

(2) Rent Court in a zir chian hnuah a luahlaita tan harsat na thlen lo anihchuan-

(a)A tul angin a ram then a phalsak ang

(b)Ram awl kha a ram neitu kutah a hlan ang

(c)A luahtu in a luahlai a ram awl tello in a man a ennawn sak ang

(d)A case a zirin a tul angin order a tichhuak thei ang.

**28.**He Dan leh Dan danga a inkalh loh chuan a in neitu a lo boral anih chuan Rent Court thupek angin leh Section 21, sub-section (3)a tarlan angin ram awl awmte ram neitu hnenah emaw a rokhawm tu hnenah pek theih a ni.

**29.**He Dan leh Dan dang nen a inkalh na awm loin luahtu in luahlai a chhuah san dawnin in neitu hnenah Formal Notice hmang in a pe let thei. In neitu hnenah thla khat chhung hriattirna a pe lailawk tur a ni.

**Chapter VI**  
**RENT AUTHORITIES, THEIR POWERS AND APPEALS**

- 30.** State Government remtihna in District Collector/District Magistrate in Rent Authority, Deputy Collector rank aiahniam lo ama jurisdiction chhungah a ruat ang.
- 31.** Rent Authority leh Rent Court thuneihnate Section 4,9,10,14,15,20 ah a awm. An kal dan tur section 35,36 ah a in ziak.
- 32.** (1) Rent Authority te thutlukna ah lungawi lo tan Rent Court ah Appeal siamtheih 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**

- 33.** (1) State Sawkarrem tihna in District Collector/ District Magistrate in Additional Collector/ Additional District Magistrate rank te ama jurisdiction chhungah Rent Court ah a ruat ang.
- 34.** State Sawrkarin High Court rawnchungin District Judge/ Additional District Judge Rent Tribunal atan district tinah a ruat ang.  
a ni.  
(5) State Sawrkar in High Court rawn chungin Presiding Officer Rent Court a mi hnathawh dan tur a rel ang.
- 35.** (1) He Act hnuaiatan Rent Court leh Rent Tribunal ten Code of Civil Procedure, 1908 anga kal loh phalsak an ni. Principle of Natural Justice anga kalpui tur a ni. Rent Court leh Rent Tribunal tekal dan tur:  
(a) In neitu emaw in luaktu in emaw thu buai an thehluh in documents leh affidavits an thehluttel 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 chhanletna lehkhah tul dang te nen an pe tur a ni.  
(d) Thubuai thehluttu in opposite party hnen ah lehkhah 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 thubuaini 60 chung in a chingfel ang.

He ni 60 chung hian appeal siam a nihloh in luh Tribunal in appeal siam a nihloh chhan chiang takin a ziak ang.

(3) Rent Court leh Rent Tribunal tehma ah evidence of witness hi affidavit hmanga siam tur a ni. Amaherawhchu Rent Court leh Rent Tribunal ten an zir chian hnu ah thuhretu dang an ko thei.

(4) Code of Civil procedure, 1908, a tul anga siam danglamin Rent Court/ Rent Tribunal hian witness a ko thei.

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

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

(7) Dinazawngzawng Section 21, sub-section (2) clause (a), (b), (c), (d), (f) leh (h) hnuacia mi led Section 22 hnuacia mite hi application rent Court a dawn anih atanga ni 90 chungin thuthlukna siam tur a ni.

(8) Dilna Section 21, sub-section (2), clause (c ) leh (d) hnuaiamitechu application dawn anih atanga ni 30 chung in Rent Court in a enfel tur a ni.

**36.** (1) Rent Court leh Rent Tribunal ten he Dan hnuai a thu buaian relte lakah Code of Civil Procedure, 1908 nen an thuneihna a in ang. Chung te chu:

(a) Thubuai reffel dawn a mi an koh ah te;

(b) Documents tul an neih nan a an hmalakna ah;

(c) Documents zirchianna a commissions an issue na ah te;

(d) Local level a zirchianna a an hmangte ah;

(e) Affidavits evidence dawn;

(f) Appeal leh a dang te ah;

(g) Dismissal order ah;

(h) He dan hnuacia order leh thuthlukna Civil Court a thlen kher loa kenkawnah ah;

(i) Order leh thutlukna ennawn naah;

(j) Rent Authority leh Rent Court order leh thu thlukna ennawn na ah,

(k) A dangte

(2) Rent Court leh rent Tribunal tethutna chu Section 193 leh 228 in a ziangin 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 tetlawhchan in.

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

(a) Darkar 24 aiatlem lo ziaka hriattirna a pek hnu in amah emaw, a hnuai officer tuemaw zing nichhuah hnu leh tlai ni tlak hma in a tul anga zir Chiang turin khawi hmunah pawh a tirthai ang.

(b) Ziakin order a siamthai a, heihian documents a mamawhte pe turin mihring emaw pawl emawa order thei.

(4) Rent Court in mi pakhatia tam thiam thilneite a zirchianna a telturin a ruatthai

(5) Clerical emaw arithmetical a thildiklo a lo tihpalh in Rent Court in a siam tha thei.

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

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

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

(9) Rent Court thuthlukna chu thutawp a ni, Appeal a awm a nihchuan a en tha leh thei.

**37.**(1) Rent Court thuthluknaa lungawilo an awm anih chuan a order kengin a jurisdiction chungga neih Rent Tribunal ah a hriattir ang. Appeal saim duh tan ni 30 chungga siam tur a ni.

(2) Rent Tribunal in sub-section (1) hnuai ah appeal a dawn chuan notice of appeal respondent tehnena an pek atanga ni 30 aia tlai loah hearing hmasa ber neih tur a ni a, chumi ni atanga ni 60 ah chuan chingfel tur a ni. Hearing ni a ruat tur a ni.

(3) Rent Tribunal zir chian nan leh rorelna tha a neih theih nan a documents mamawhte a dil belh thei.

(4) Rent Tribunal in rorelnakallaiintul a tihchuan proceedings a chawhthirlailawkthei.

(5) Rent Tribunal in a zir chian hnu ah Rent Court rorelna a ti danglam thei.

**38.**(1) Rent Court in Dan hnuai a dilnaa dawn leh rorelte hetiang hian a kalpui ang: -

(a)Thiam chang zawk te hnenah a achan tur te a pe ang.

(b)Thiam chang lo zawk in payment an pekna Bank statement a pe tel ang.

(c)Advocate, Expert, Officer, Local Body te a ruatthai

(2) Rent Court in a mamawh dan a zirin Local Government, Local Body, Local Police te tanpuina a dil thei

(3) Rent Court in thuthlukna a kenkawh ina order emaw, Rent Tribunal emaw thuthlukna he dan angin a zawm ang a, opposite party tehriattir an nih atanga ni 30 chunggin a chingfel ang.

## **Chapter VIII**

### **MISCELLANEOUS**

- 39.** State Sawrkar in tul a tihangin Rent Authority, Rent Court, Rent Tribunal te rawn chungin an chhawr tur he dan keng kawh tur hian a ruat thei.
- 40.** (1) Civil Court ten he Dan hnuai a thubuai hi a khawih lo ang.  
(2) Rent Court in Inluah tura inremsiamna (Tenancy Agreement) Fist Schedul a thehluh ang chauh thu buai chauh a relthei a, title leh ownership chungchang a rel tello ang.
- 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 dilna te Rent Tribunal te hi landowner leh tenant teinkar a thu buai anga ngaiha ni.  
(3) Civil Court a fee chawizat 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 thawkte chu public servant tih an ni.
- 43.** Thu buai rengreng Rent Authority, Rent Court, Rent Tribunal hnuai a mi chu dik leh fel taka kal pui vek tur a ni.
- 44.** (1) State sawkar in Dan kalphung tur (Rules) mumal takin a siam ang.  
(2) Rules ah chuan hengte hi a tel tur a ni-  
(a) State language/vernacular language a digital platform-a Section 4 subsection 3 hnuai document tul ang te thehluh anih theih nan.  
(b) In neitu in in luah man a dawn duhloh a Postal Money order hmanga in luah man in luah tu in a pek theih nan leh section 14 subsection 2 anga Reng Authority a in luah man deposit a nihtheih nan.  
(c) Section 21 subsection 2 hnuai repossession dilna thehluh anih theih nan  
(d) Section 22 subsection 1 hnuai repossession dilna thehluh anih theih nan.  
(e) Section 24 subsection 2 a tarlan angin in neitu in a inluah tu hnena refund a pek loha rate of interest

- (f) Section 27 subsection 1 hnuai in neitu in Rent Court hna dilna a thehluh theih nan
- (g) Section 35 subsection 5 anga Rent Court a thubuai thehluh anih nan leh Rent tribunal a appeal a thehluh theih nan
- (h) Section 36 subsection 1 clause(k) a tarlante
- (i) Section 38 subsection 1 anga Rent Court leh Rent tribunal in order a lekkawh theih nan
- (j) He dan hnuai chinfel tur tul dangte

**45.** Sate Sawrkar emaw Union Territory in emaw dan hnuai rule a siam in, State Legislature ah a pharhtur a ni.

- 46.** (1) He dan kalpui nan a harsatna awm theite Sawrkar Official Gazette a order tichhuakin he dan hman anih atanga kum 2 chhungin State Sawrkar in a paih thla tur a ni.
- (2) He Dan hnuai order siamte State Legislature hma ah phawrh tur a ni.

- 47.** (1) State Sawrkar/UT Rent Control Act he dan hmaa hman lo ni thin chu repeal a ni.
- (2) Rent Control Act hnuai a thubuai la chinfel lohte chu a ngai anga chinfel tur a nia, he dan hi la awm lo anga ngaih tur a ni.

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

To,  
The Rent Authority

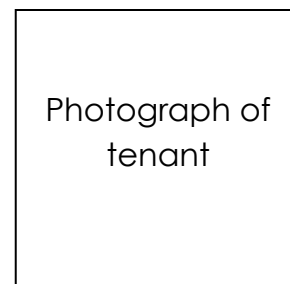
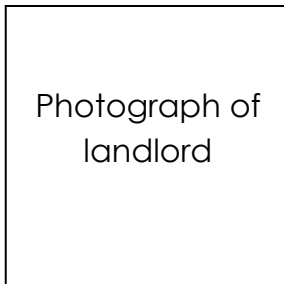
\_\_\_\_\_ (Address)

1. Name & Address\* of the Landlord, including email id and contact details : \_\_\_\_\_
2. Name & Address\* of the Property Manager (if any), including email id and contact details : \_\_\_\_\_
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 : \_\_\_\_\_
10. Attach rent/lease agreement, if any : \_\_\_\_\_
11. Duration of tenancy (Period for which let) : \_\_\_\_\_
12. PAN No. of landowner: : \_\_\_\_\_
13. Aadhar No. of Landowner: : \_\_\_\_\_
14. Mobile Number & E-mail id of landlord : \_\_\_\_\_
15. Permanent Account Number (PAN) of tenant : \_\_\_\_\_

16. Aadhaar number of tenant : \_\_\_\_\_
17. Mobile Number & E-mail id of tenant : \_\_\_\_\_
18. Permanent Account Number (PAN) of Property Manager (if any) : \_\_\_\_\_
19. Aadhaar number of Property Manager (if any) : \_\_\_\_\_
20. Mobile Number & E-mail id of Property Manager (if any) : \_\_\_\_\_

Name & signature of landlord

Name & signature of tenant



**Enclosed:**

1. Tenancy Agreement
2. Self-attested copies of PAN and Aadhaar of landlord.
3. Self-attested copies of PAN and Aadhaar of tenant.

## THE SECOND SCHEDULE

[See section 15 (1)]

### DIVISION OF MAINTENANCE RESPONSIBILITY BETWEEN THE LANDLORD AND THE TENANTS

As per section 15, the landlord 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 Landlord

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.