1982 No. 36

LANDLORD AND TENANT

Registered Rents (Increase) Order (Northern Ireland) 1982

Made . . . . . *4th February 1982*

Coming into operation . . . *8th March 1982*

The Department of the Environment having acted in pursuance of the powers conferred on it by Article 33(1) of the Rent (Northern Ireland) Order 1978(a) (hereinafter called "the Order") and having determined that the rents hereinafter mentioned should be increased, in exercise of the powers conferred upon it by Article 33(2) of the Order and of all other powers enabling it in that behalf, hereby makes the following order:—

Citation and commencement

1. This order may be cited as the Registered Rents (Increase) Order (Northern Ireland) 1982 and shall come into operation on 8th March 1982.

Increase of registered rents

2. Subject to Article 3, the rents registered under Part V of the Order for dwelling-houses which are let under regulated tenancies shall be increased by 18·7 per cent.

3. The rents registered under Part V of the Order for dwelling-houses which are let under regulated tenancies which contain provisions in written contracts of tenancy imposing more onerous obligations for repairs on the tenant's part than are specified in Article 42 of the Order shall be increased by 10 per cent.

Sealed with the Official Seal of the Department of the Environment for Northern Ireland on 4th February 1982.

(L.S.)

E. A. Simpson
Assistant Secretary

(a) S.I. 1978/1050 (N.I. 20)

EXPLANATORY NOTE

(This note is not part of the Order.)

This order with effect from 8th March 1982 increases the rents of regulated tenancies registered with the Department of the Environment by 18·7 per cent. save for the rents of such regulated tenancies in which the repair responsibilities of the tenant in written contracts of tenancy are more onerous than those specified in Article 42 of the Rent (Northern Ireland) Order 1978 in which case the rent is increased by only 10 per cent. Under Article 22(4) of the Rent (Northern Ireland) Order 1978 a notice of increase of rent which gives effect to such increases shall not take effect earlier than 4 weeks after the commencement of this order, i.e., until 5th April 1982.

Before a landlord may recover the increased rent he must give a tenant at least 4 weeks' notice of the increase.