1995 No. 29

LANDLORD AND TENANT

The Registered Rents (Increase) Order (Northern Ireland) 1995

Made . . . . . 6th February 1995

Coming into operation . . 6th March 1995

The Department of the Environment, in exercise of the powers conferred on it by Article 33(2) of the Rent (Northern Ireland) Order 1978(**a**) and of every other power enabling it in that behalf, having complied with the requirements of Article 33(1) of the Order and determined that the rents hereinafter mentioned should be increased, hereby makes the following order:

Citation and commencement

1. This Order may be cited as the Registered Rents (Increase) Order (Northern Ireland) 1995 and shall come into operation on 6th March 1995.

Increase of registered rents

2. The rents registered under Part V of the Rent (Northern Ireland) Order 1978 for dwelling-houses which are let under regulated tenancies shall be increased by 7.25 per cent.

Sealed with the Official Seal of the Department of the Environment on 6th February 1995

(L.S.) *J. McCormick*
Assistant Secretary

(**a**) S.I. 1978/1050 (N.I. 20); *see* Article 2(2) for the definition of "the Department"

EXPLANATORY NOTE

(This note is not part of the Order.)

This order increases the rents of regulated tenancies registered with the Department of the Environment by 7.25 per cent from 6th March 1995. 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., not earlier than 3rd April 1995.

Before a landlord may recover an increased rent he must give a tenant at least 4 weeks' notice of the increase in accordance with Article 22(3)(*b*).