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**PARLIAMENT OF THE DEMOCRATIC SOCIALIST REPUBLIC OF**   
**SRI LANKA**

*————————*

**RENT (REPEAL)**

**A**

**BILL**

**to repeal the Rent Act, No. 7 of 1972**

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*Presented by the Minister of Justice, Prison Affairs and Constitutional Reforms on 21st of August, 2024*

(Published in the Gazette on July 19, 2024)

*Ordered by Parliament to be printed*

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**[Bill No. 287]**

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| *Rent (Repeal)* | 1 |

L. D.- O. 77/2023

AN ACTTO REPEALTHE RENT ACT, NO. 7 OF 1972

BE it enacted by the Parliament of the Democratic Socialist Republic of Sri Lanka as follows: -

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| 5 | **1.** This Act may be cited as the Rent (Repeal) | Short title |
| Act, No. of 2024 and shall come into operation on the date | and date of |
| operation |
| on which the certificate is endorsed in respect of this Act in |

terms of Article 79 of the Constitution (in this Act referred to as the "relevant date").

**2.** The Rent Act, No. 7 of 1972 is hereby repealed. Repeal of Act, No. 7 of 1972

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| 10 | **3.** Notwithstanding the repeal of the Rent Act, No. 7 of | | Savings and |
| transitional |
| 1972 (in this section referred to as the "repealed Act") by | |
| provisions |
| section 2 of this Act- | |
| (*a*) | no action shall be instituted for the ejectment of a |

tenant who is in possession of any premises governed by the provisions of the repealed Act 15 on the day immediately preceding the relevan**t**  date, for a period of one year from the relevant date;

(*b*) no landlord of any premises governed by the provisions of the repealed Act on the day 20 immediately preceding the relevant date, shall demand or receive any rent in excess of the authorised rent payable under the repealed Act, for a period of one year from the relevant date;

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| 2 | (*c*) | *Rent (Repeal)* |
| any act or thing done or omitted to be done or any |

right or entitlement acquired under the repealed   
Act shall be deemed to be valid for a period of one   
year from the relevant date;

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| 5 | (*d*) | any application filed or proceeding commenced |

before any Rent Board established under section 38 of the repealed Act and pending or remaining incomplete on the day immediately preceding the relevant date shall be proceeded with and 10 concluded within a period of one year from the relevant date;

(*e*) any application filed or proceeding commenced before the Board of Review established under section 40 of the repealed Act and pending or 15 remaining incomplete on the day immediately preceding the relevant date shall be proceeded with and concluded within a period of one year from the relevant date;

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| 20 | (*f*) | any application made to the Commissioner for |
| National Housing under the repealed Act and |

pending before him on the day immediately   
preceding the relevant date shall be proceeded   
with and concluded as if the said Act has not been   
repealed; and

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| 25 | (*g*) | any action or proceeding or thing commenced |

under the repealed Act and pending or remaining   
incomplete on the day immediately preceding the   
relevant date may be withdrawn with liberty to   
file a fresh action seeking the same relief under

*Rent (Repeal)*  3

any other law for the time being in force. Such

fresh action shall be filed within a period of one

year from the relevant date.

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| 5 | **4.** In the event of any inconsistency between the Sinhala | Sinhala text |
| and Tamil texts of this Act, the Sinhala text shall prevail. | to prevail in |
| case of |

inconsistency

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| 4 | *Rent (Repeal)* |

Department of Government Printing