



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

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**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)*

L. D.- O. 77/2023

AN ACT TO REPEAL THE RENT ACT, NO. 7 OF 1972

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

1. This Act may be cited as the Rent (Repeal) Act, No. of 2024 and shall come into operation on the date 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").
- 5
2. The Rent Act, No. 7 of 1972 is hereby repealed.
3. Notwithstanding the repeal of the Rent Act, No. 7 of 1972 (in this section referred to as the "repealed Act") by section 2 of this Act-
- 10
- (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be instituted for the ejectment of a tenant who is in possession of any premises governed by the provisions of the repealed Act on the day immediately preceding the relevant date, for a period of one year from the relevant date;
- 15
- (b) no landlord of any premises governed by the provisions of the repealed Act on the day immediately preceding the relevant date, shall demand or receive any rent in excess of the authorised rent payable under the repealed Act, for a period of one year from the relevant date;
- 20
- Short title and date of operation
- Repeal of Act, No. 7 of 1972
- Savings and transitional provisions

- (c) any act or thing done or omitted to be done or any right or entitlement acquired under the repealed Act shall be deemed to be valid for a period of one year from the relevant date;
- 5 (d) any application filed or proceeding commenced before any Rent Board established under section 38 of the repealed Act and pending or remaining incomplete on the day immediately preceding the relevant date shall be proceeded with and  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;
- 15 (e) any application filed or proceeding commenced before the Board of Review established under section 40 of the repealed Act and pending or remaining incomplete on the day immediately preceding the relevant date shall be proceeded with and concluded within a period of one year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;
- 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
- 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

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.

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

