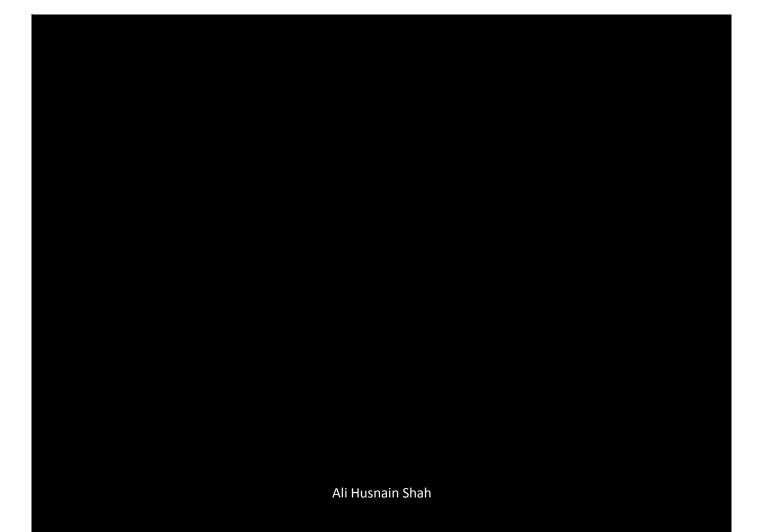
## EVICTION OF TENANT FROM RENTED PREMISES ANSWER OUTLINE



Q. Eviction of tenant from rented premises

(2008, 2009, 2010, 2012, 2014)

1. Introduction:

Section 15 of punjab rented premises act 2009 deals with the eviction of a tenant from a rented premises, tenant cannot be ejected from he rented premises whether an executing a decree or otherwise except in accordance with the provisions of this act.

- 2. Relevant section: Section 15 of punjab rented premises act 2009
- 3. Cross reference:Punjab rented premises ordinance 2007
- 4. Nature of this act:
- 5. Interpretation of terms:
- I. Landlord: Section 2(d)
- II. Tenant: Section 2(1)
- 6. General rule as to ejectment:
- 7. Exception to the general rule:
- 8. Grounds of eviction:

Following are the grounds of eviction of a tenant from rented land.

- i. Eviction due to default of tenant
- ii. Eviction where tenant has no fault.
- 9. Eviction due to fault of tenant:
  - i. Default in payment of rent:
    - a. Meaning of default:
    - b. Meaning of rent due:
    - c. Time for payment of rent: *Section 7:*

## a. In absence of an agreement:

## b. Modes of payment rent:

- ii. Period of tenancy has expired:
- iii. Tenant has committed breach of conditions:
- iv. Tenant has committed violation of obligation:
- v. Misuse of property: *a. Example:*
- vi. Nuisance by tenant:
- Vii. Failure to occupy property:
- vii. Sublet the premises without prior consent:
- **10.** Eviction of tenant where no fault:
  - i. Require building for reconstruction:a. Bonafide need:
  - ii. Landlord require building for personal use:
- 11. Conclusion: