


EVICTIION OF TENANT FROM
RENTED PREMISES
ANSWER OUTLINE



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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(l)

6. General rule as to ejection:

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: