

COMPULSORY LETTING OF UNOCCUPIED ROOMS AND HOUSES LAW, 1982

In pursuance of the Provisional National Defence Council (Establishment) Proclamation, 1981 this Law is hereby made:—

1. Any unoccupied room in rental premises or unoccupied house whose owner refuses to rent the said room or house or whose owner cannot be found after reasonable efforts have been made to trace him, shall be identified and rented under this Law to persons who do not already have a place to live in. Unoccupied room or house to be rented.

2. Any person who identifies any such room or house as is referred to in section 1 of this Law shall report the fact to the Local Community People's Defence Committee and the Local Rent Control Unit. Report of identified room or house.

3. Upon a report being made under section 2 of this Law the Local Community People's Defence Committee and the Local Rent Control Unit shall inspect the said room or house in order to satisfy themselves that it is suitable for occupation. Inspection.

4. In the first instance negotiations for the renting of such room or house found to be suitable for occupation shall be conducted with the landlord if available by the Local Community People's Defence Committee Executive, the Local Rent Control Unit and the prospective tenant. Negotiation for renting.

5. Where negotiation with the landlord under section 4 fails or where the landlord cannot be found after reasonable efforts have been made to trace him, the room or house shall be rented by the Local Community People's Defence Committee and the Local Rent Control Unit to the prospective tenant. Compulsory letting when negotiation fails, etc.

6. The recoverable rent in respect of any room or house let under this Law shall be assessed by the appropriate Rent Officer under section 5 of the Rent Act, 1963 (Act 220) or by the appropriate Rent Assessment Committee established under section 10A of the Rent (Amendment) Decree, 1979 (A.F.R.C.D. 5) [(as inserted by the Rent (Amendment) (No. 2) Decree, 1979 (A.F.R.C.D. 20)] as the Provisional National Defence Council may direct. Fixing of rent.

7. (1) Where a room or house has been let under section 5 of this Law the rent in respect thereof shall be paid into a Rent Fund and the landlord shall be informed to collect the rent. Rent Fund.

(2) Where the said landlord refuses within three months to collect the rent, the said rent shall be forfeited to the State.

8. (1) Where the said landlord collects the rent then he shall be liable for the maintenance of the room or house. Maintenance of room or house let.

(2) In any other case the tenant shall maintain the room or house but shall, subject to the following provisions of this section have the right to set off against the rent any reasonable amount spent by him for that purpose.

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(3) Before a tenant can take advantage of subsection (2) of this section the tenant shall indicate the repairs that are necessary and the said repairs shall only be taken into account if approved by the Local Rent Control Unit.

(4) Notwithstanding anything in this section any wilful damage done to the room or house by a tenant or any person under his control shall be repaired and paid for by the tenant and he shall have no right to set off such payment against the rent under subsection (2) of this section.

Offences.

9. (1) It shall be an offence—

- (a) for any person who does not already have a place to live in to move into any room or house referred to in section 1 of this Law except in accordance with the foregoing provisions of this Law;
- (b) for any landlord to interfere with any tenancy effected under section 5 of this Law.

(2) Any person guilty of an offence under subsection (1) of this section shall be liable to a fine not exceeding ₵2,000.00 or a term of imprisonment not exceeding three months or both.

Management.

10. Subject to section 7 of this Law where any room or house has been let under section 5 of this Law the landlord may take over the management of his room or house upon giving notice in writing to the Local Community People's Defence Committee and the Local Rent Control Unit.

Interpretation.

11. In this Law,

“Rent Control Unit” means the Rent Control Unit of the Ministry responsible for Works and Housing or such other body as the Provisional National Defence Council may designate for the purposes of this Law;

“rental premises” means any house usually rented in single rooms or units of rooms.

Made this 20th day of May, 1982.

FLT.-LT. JERRY JOHN RAWLINGS
Chairman of the Provisional National Defence Council

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