

## LANDLORD AND TENANT (TEMPORARY PROVISIONS) BILL 2020

### Coronavirus emergency rent relief

1) This Section applies where:

(a) a person (“A”) is:

(i) a protected or statutory tenant within the meaning of the Rent Act 1977;

(ii) a secure tenant within the meaning of the Housing Act 1985; or,

(iii) an assured tenant within the meaning of the Housing Act 1988.

And

(b) A is under a contractual obligation to pay rent to a landlord under the aforementioned tenancy

And

(c) A has failed to pay rent that was lawfully due between 1 March 2020 and 1 September 2020

And

(d) That failure to pay rent was, in any way, related to the effects of the coronavirus disease

2) If the conditions in the previous clause are met, then the rent specified in sub-clause (c) is not to be treated as lawfully due for the purposes of:

(a) Schedule 15, Case 1, Rent Act 1977;

(b) Schedule 2, Ground 1, Housing Act 1985; or,

(c) Schedule 2, Grounds 8, 10, or 11, Housing Act 1988.

3) No court proceedings for a money judgment in respect of any arrears within the meaning of clause 1 may be brought before 1 December 2021.

4) The Secretary of State may, by Order, amend clause 1(c) to specify a later date than 1 September 2020 and may amend the date in subsection (3) to specify a later date than 1 December 2021.

5) In this Act, coronavirus disease means COVID-19