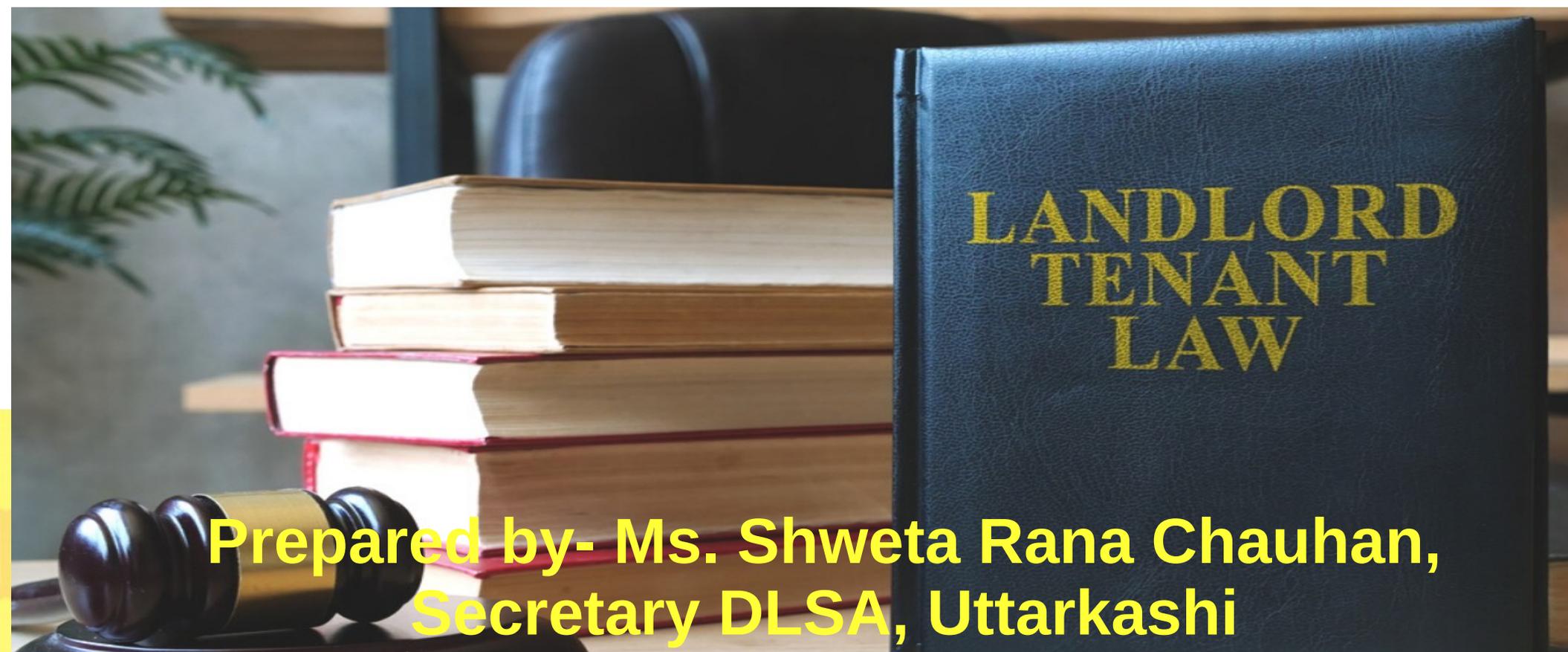


‘Landlord’

Under U.P. Urban Buildings (Regulation of Letting, Rent & Eviction) Act 1972



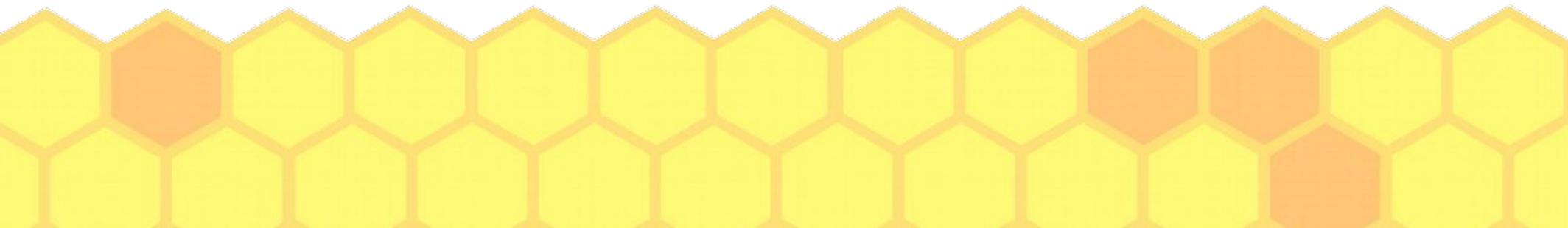
**Prepared by- Ms. Shweta Rana Chauhan,
Secretary DLSA, Uttarkashi**

LANDLORD

“Landlord” is the owner of the building . Section 3 (J) of the Act, define the term “landlord”.

According to the definition -

“Landlord in relation to a building, means a person to whom its rent is or if the building were let, would be payable and includes except in clause (g), the agent or attorney of such person.”

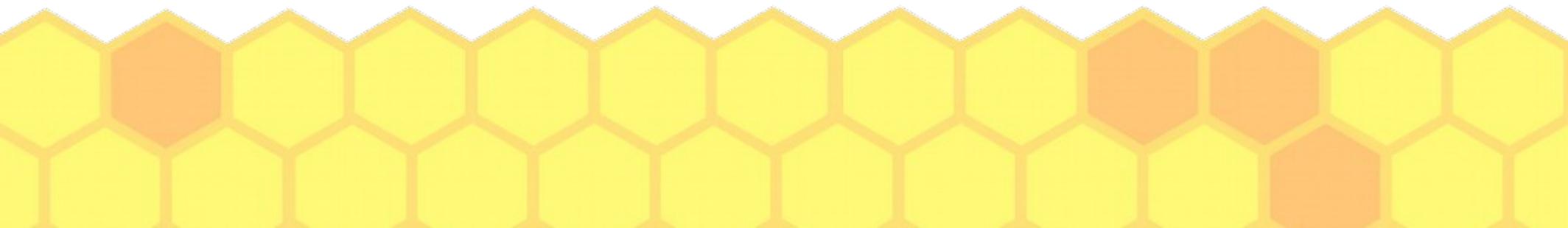


It appears from the provision that the landlord is the person to whom the rent is payable in respect of the tenanted building.

It means landlord is the person who is entitled to receive the rent from the person who is a tenant of tenanted building.

The term 'landlord' includes :-

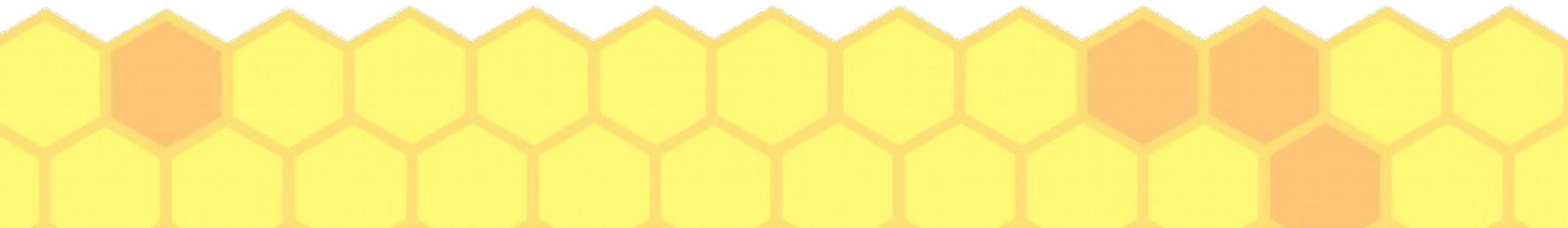
1. The receiver appointed by the court; or
2. The transferee of the landlord; or
3. The mortgagee in possession of the building; or
4. Assignee; or
5. Heirs of the landlord.



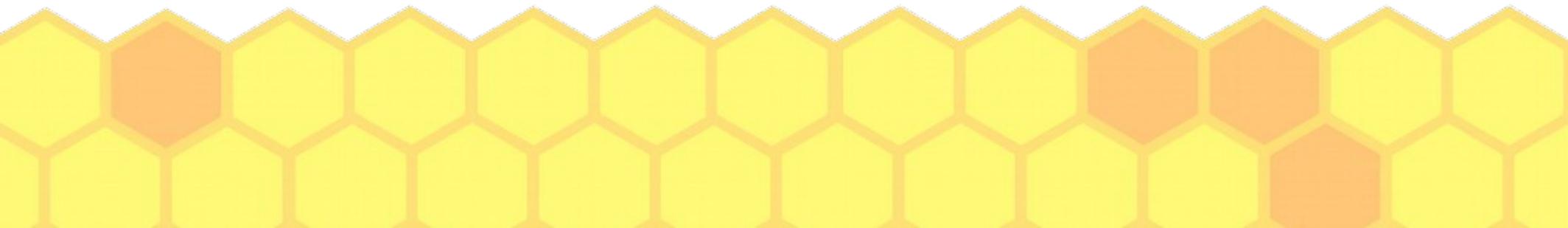
To be landlord of the buliding it is not necessary that the rent is actually payble to him but this much is required that the rent is payable to him.

The word “landlord” includes the prospective landlord as it appear from the expressions “if the building were let, would be payable”.

If the building is not let out on rent, still the landlord is the house owner is entitled to receive the rent.



Section 3(j) provides 'Agent or Attorney of landlord' is entitled to receive the rent. It means that Agent or Attorney is also the landlord for the purpose of receiving rent.



Thank you

