

1. 114

Bill to facilitate the operation of the
existing Laws relating to *Lea-
ses of Houses and Farms.*

Preamble.

WHEREAS Proprietors or Lessors often experience great vexation on the part of Tenants occupying their Houses, Tenements or Farms, as well by reason that the latter do not according to Law provide the same with furniture sufficient to secure the rent, as by committing waste or depredation on the premises, or do not in good faith make a right and proper use thereof, (*n'en jouissent pas en bon père de famille*) and oftentimes persist in occupying such Houses, Tenements or Farms, against the will of the proprietor, and without having paid their rent, or providing, as by Law required, sufficient furniture to secure it: And whereas also Tenants often refuse or neglect at the expiration of their Lease to quit the House, Tenement or Farm held by such Lease, or when there is no written Lease, at the usual term or time, when according to usage in the District or place where such Houses, Tenements or Farms are respectively situated, removals take place, or in cases where the term is short of a year, at the expiration of the stipulated term, whereby proprietors are wrongfully prevented from re-entering into possession of the premises at the time agreed upon, or at the expiration of the terms as above mentioned, and are thereby placed under the necessity of recurring to expensive law suits, for the most part resulting in heavy losses: And whereas the evils aforesaid are oftentimes of such nature as to require greater despatch in prosecuting the legal remedy by the existing Law already in such cases provided, than the present ordinary action at Law affords: Be it therefore enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Assembly of the Province of Lower-Canada, constituted and assembled by virtue of and under the authority of an Act passed in the Parliament of Great Britain, intituled, "An Act to repeal certain parts of an Act passed in the fourteenth year of His Majesty's Reign, intituled, "An Act for making more effectual provision for the Government of the Province of Quebec, in North America;" And to make further provision for the Government of the said Province:" And it is hereby enacted by the authority of the same, that in all cases where the Tenant of any House, Tenement or Farm shall have omitted to furnish and provide

Tenants not
furnishing their
Houses &c. may
be summoned
to give up the
premises.