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## B I L L .

An Act for the more summary and effectual exercise of the Rights of Lessors, in certain cases, in Lower Canada.

**W**HEREAS Proprietors or Lessors often experience Preamble.  
 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  
 5 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  
 10 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  
 15 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 less than a year, at the expiration of the stipulated term; whereby proprietors are  
 20 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 occasioning heavy losses: And whereas the legal  
 25 remedy by law already in such cases provided requires greater despatch than is admitted of by the present ordinary action by law: Be it therefore enacted, &c.

That in all cases where the tenant of any house, tenement or farm shall have omitted to furnish and provide  
 30 the same (as by law it is in such case already provided) with furniture or stock sufficient to secure the rent thereof, or shall commit waste or make depredation on the premises, or shall not in good faith make a right and proper use of the same (*n'en jouira pas en bon père de famille*) or  
 35 shall continue contrary to the will of the proprietor or lessor to remain therein, or occupy the same without having paid the rent or furnished the premises according to law, so as to secure such rent, it shall be lawful for any such proprietor or lessor to summon such tenant or occupier by simple notification (*exploit de sommation*) to quit  
 40 and clear the premises within fifteen days, and upon the affirmation upon oath of such proprietor or lessor of

Summary remedy given for recovering possession in the cases mentioned in the Preamble.