

(No. 22.)



1877.

SESSION III.

T A S M A N I A.

LEGISLATIVE COUNCIL.

POSSESSION OF SMALL TENEMENTS:

PETITION FOR AMENDMENT OF LAW.

Presented by Mr. Chapman, July 24, and ordered by the Council to be printed,
July 26, 1877.



To the Honorable the President and the Honorable the Members of the Legislative Council of Tasmania, in Parliament assembled.

The Petition of the undersigned Property-holders and Agents thereof.

RESPECTFULLY SHOWETH :

THAT at present there is no lawful method of obtaining possession of small tenements excepting before Courts held under "The Small Debts Act."

That the Ten Pound Court sitting monthly, and the higher Court less frequently, causes a delay extremely prejudicial to the interests of landlords unfortunate enough to have bad tenants.

That your Petitioners know as facts that unprincipled persons often obtain on rental small properties, and during their occupation pay little or no rent, besides which the premises, from neglect, deteriorate in value. That generally the usual "Notice to quit" is disregarded; and that, should a distraint for rent be made, five times out of six, where the property in dispute is small, the effects are returned as *nil*; and therefore the tenant, having nothing to lose, is careless of consequences, until put out through the Courts before referred to, a process—to the landlord—expensive, dilatory, and annoying. These remarks especially apply to small tenements up to say the weekly value of six or seven shillings.

Your Petitioners therefore respectfully pray that the existing law upon the subject be amended, and that some legislation should be framed for the more easily and speedily recovering possession of small tenements.

And your Petitioners will ever pray, &c.

[Here follow 28 Signatures.]