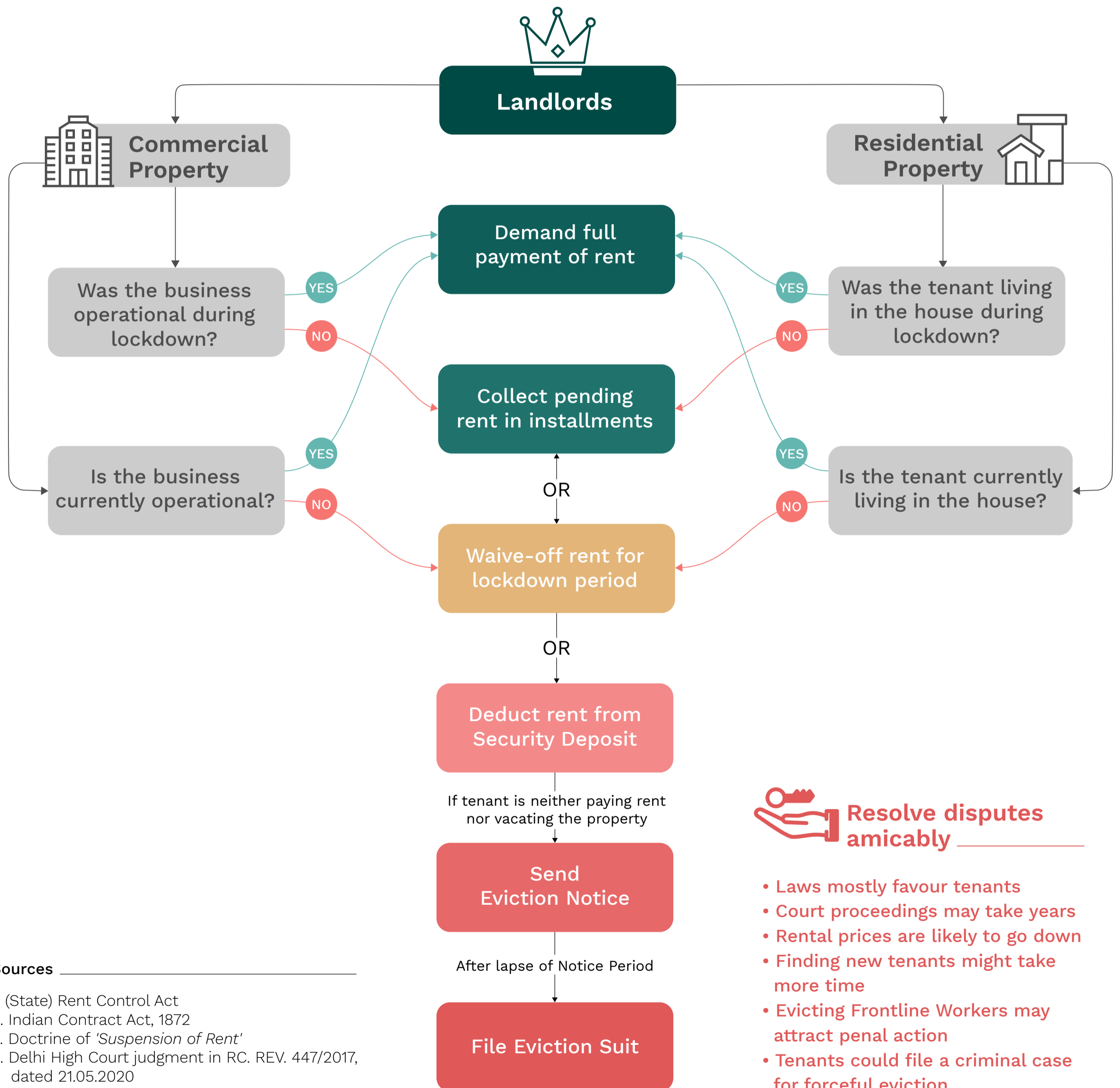


# OPTIONS FOR LANDLORDS

## YOU NEED TO KNOW THIS

Many tenants are unable to pay rent as a cascading effect of Covid-19. Though Rental Agreements are binding on both tenants and landlords, some flexibility may be required in situations where parties are facing hardship.

Currently there are no special laws applicable to tenancy during the lockdown period, nonetheless landlords could consider the following options to resolve their disputes.



### Resolve disputes amicably

- Laws mostly favour tenants
- Court proceedings may take years
- Rental prices are likely to go down
- Finding new tenants might take more time
- Evicting Frontline Workers may attract penal action
- Tenants could file a criminal case for forceful eviction

#### Sources

1. (State) Rent Control Act
2. Indian Contract Act, 1872
3. Doctrine of 'Suspension of Rent'
4. Delhi High Court judgment in RC. REV. 447/2017, dated 21.05.2020