



Distress for Rent Act 1737

1737 CHAPTER 19 11 Geo 2

An Act for the more effectual securing the Payment of Rents, and preventing Frauds by Tenants.

Whereas the several laws heretofore made for the better security of rents, and to prevent frauds committed by tenants, have not proved sufficient to obtain the good ends and purposes designed thereby, but rather the fraudulent practices of tenants, and the mischief intended by the said Acts to be prevented have of late years increased, to the great loss and damage of their lessors or landlords:

Annotations:

Modifications etc. (not altering text)

C1 Short title given by [Short Titles Act 1896 \(c. 14\)](#)

^{F1}1 Landlords may distrain and sell goods fraudulently carried off the premises within 30 days,

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(a), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

2 unless sold to any person not privy to the fraud.

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Changes to legislation: There are currently no known outstanding effects for the Distress for Rent Act 1737. (See end of Document for details)

Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(a), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

3 Penalty on the said fraud, or assisting thereto.

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(a), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

4 If the goods exceed not the value of £50, landlords to have recourse to 2 justices.

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(a), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

5 Appeal to the quarter-sessions.

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(a), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

6 Provided also, that where the party appealing shall enter into

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(a), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

Changes to legislation: There are currently no known outstanding effects for the Distress for Rent Act 1737. (See end of Document for details)

7 Landlords may break open houses to seize goods fraudulently secured therein;

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by Tribunals, Courts and Enforcement Act 2007 (c. 15), s. 148, Sch. 14 para. 4(a), **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)

8 and may distrain stock or cattle on the premises, for arrears of rent.

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by Tribunals, Courts and Enforcement Act 2007 (c. 15), s. 148, Sch. 14 para. 4(a), **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)

9 Tenants to have notice of the place where the distress is lodged. Distress of corn, &c. to cease, if rent be paid before it be cut.

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by Tribunals, Courts and Enforcement Act 2007 (c. 15), s. 148, Sch. 14 para. 4(a), **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)

10 Distresses may be secured, and sold on the premises.

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Annotations:

Amendments (Textual)

F1 Ss. 1-10 repealed (6.4.2014) by Tribunals, Courts and Enforcement Act 2007 (c. 15), s. 148, Sch. 14 para. 4(a), **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)

11 **F2**

Annotations:

Amendments (Textual)

F2 S. 11 repealed by Law of Property Act 1925 (c. 20), **Sch. 7**

Changes to legislation: There are currently no known outstanding effects for the Distress for Rent Act 1737. (See end of Document for details)

12 ^{F3}
13.

Annotations:

Amendments (Textual)

F3 Ss. 12, 13 repealed by [Statute Law Revision Act 1867 \(c. 59\)](#)

14 ^{F4}

Annotations:

Amendments (Textual)

F4 S. 14 repealed by [Statute Law \(Repeals\) Act 1989 \(c.43\)](#), s. 1(1), **Sch. 1 Pt. I** Gp. 5

15 ^{F5}

Annotations:

Amendments (Textual)

F5 S. 15 repealed by [Statute Law \(Repeals\) Act 1977 \(c. 18\)](#), **Sch. 1 Pt. XVI**

^{F6}**16** **Provision for landlords, where tenants desert the premises.**
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Annotations:

Amendments (Textual)

F6 S. 16 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(b), **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)

^{F7}**17** **Tenants may appeal from the justices.**
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Annotations:

Amendments (Textual)

F7 S. 17 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 4(b), **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)

18 **Tenants holding after the time they notify for quitting, to pay double rent.**

And whereas great inconveniences have happened and may happen to landlords whose tenants have power to determine their leases, by giving notice to quit the premises

Changes to legislation: There are currently no known outstanding effects for the Distress for Rent Act 1737. (See end of Document for details)

by them holden, and yet refusing to deliver up the possession when the landlord hath agreed with another tenant for the same: from and after the said twenty fourth day of June one thousand seven hundred and thirty eight, in case any tenant or tenants shall give notice of his, her, or their intention to quit the premisses by him, her, or them holden, at a time mentioned in such notice, and shall not accordingly deliver up the possession thereof at the time in such notice contained, that then the said tenant or tenants, his, her, or their executors or administrators, shall from thenceforward pay to the landlord or landlords, lessor or lessors, double the rent or sum which he, she, or they should otherwise have paid, to be levied, sued for, and recovered at the same times and in the same manner as the single rent or sum, before the giving such notice, could be levied, sued for, or recovered; and such double rent or sum shall continue to be paid during all the time such tenant or tenants shall continue in possession as aforesaid.

^{F8}19 Distresses for rent not unlawful, &c. for any irregularity in the disposition of them;

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Annotations:

Amendments (Textual)

F8 S. 19 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, [Sch. 14 para. 4\(c\)](#), [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

20 **^{F9}**

Annotations:

Amendments (Textual)

F9 S. 20 repealed by [Statute Law \(Repeals\) Act 1986 \(c.12\)](#), s. 1(1), [Sch. 1 Pt. I Gp. 5](#)

21 **^{F10}**

Annotations:

Amendments (Textual)

F10 S. 21 repealed by [Statute Law Revision Act 1958 \(c. 46\)](#), [Sch. 3](#)

22 **^{F11}**

Annotations:

Amendments (Textual)

F11 S. 22 repealed by [Statute Law Revision and Civil Procedure Act 1883 \(c. 49\)](#), s. 4

Changes to legislation: There are currently no known outstanding effects for the Distress for Rent Act 1737. (See end of Document for details)

23 **F12**

Annotations:

Amendments (Textual)

F12 S. 23 repealed by [Statute Law Revision and Civil Procedure Act 1881 \(c. 59\)](#)

Changes to legislation:

There are currently no known outstanding effects for the Distress for Rent Act 1737.