The Gazette



of Pakistan

EXTRAORDINARY PUBLISHED BY AUTHORITY

ISLAMABAD, FRIDAY, DECEMBER 31, 2010

PART I

Acts, Ordinances, President's Orders and Regulations

GOVERNMENT OF GILGIT-BALTISTAN

GILGIT-BALTISTAN SECRETARIAT

(Law and Prosecution Department)

Gilgit, the 31st December, 2010

THE GILGIT-BALTISTAN RENTED PREMISES ACT 2010

ACT No. VI of 2010

No. PS-Law-1/2008.—Preamble—Whereas it is expedient to make effective provision for regulation of Relations between Landlord and Tenant and protect their interest in respect of rented premises within urban areas of Gilgit-Baltistan.

The Gilgit-Baltistan Legislative Assembly has therefore, enacted as under:—

- 1. Short Title and Commencement.—(1) This Act may be called the Gilgit-Baltistan Rented premises Act. No. VI of 2010.
 - (2) It shall come into force at once.

(771)

Price: Rs. 10.50

[3156(2010)/Ex. Gaz.]

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- (3) It extends to whole urban areas of Gilgit-Baltistan.
- 2. **Definitions.**—In this Act unless there is anything repugnant in the subject or context:—
 - (a) "Controller" means a judicial officer appointed under Section (4) and also include a person acting as controller before the commencement of this Act.
 - (b) "Government" means Govt. of Gilgit-Baltistan as defined in Article(2) (h) of Gilgit-Baltistan (Empowerment & Self Governance) Order,2009.
 - (c) "Building" means any building or a part of a building let for any purpose, or park whether being actually used for that purpose are not, including any land, godowns, out-houses, to gather with furniture let therewith but dose not include a room in a "Sarai" hotel, hostel or boarding house.
 - (d) "Land lord" means any person for the time being entitled to receive rent in respect of any building or rented land whether on his own account or on behalf or for the benefit of any other person, or as a trustee, guardian, receiver, executor or administrator for any other person, and includes a tenant, who sublets any building or rented land in the manner hereinafter authorized and every person from time to time deriving title under a landlord.
 - (e) "Tenant" means any person by whom or on whose account rent is payable for a building or rented land and includes (a) a tenant continuing in possession after the termination of the tenancy in his favour, and (b) the wife and children of a deceased tenant, but does not include a person placed in occupation of a building or rented land by its tenant, unless with the consent in writing of the landlord, or a person to whom the collection of rent or fees in a public market, cart-stand, or slaughter-house or of rents for shops has been framed out or leased by a municipal, town or notified area committees or development authority.
 - (f) "Land" means land or open space, not being agricultural land or open space attached or appurtenant to any building.
 - (g) "Fair Rent" means the fair rent of any premises determined by controller under this Act.

- (h) "Premises" means a building or land let out on rent.
- (i) "Personal Use" means the use of the premises by the owner, his/her wife/husband, son or daughter or his or her dependent.
- (j) (i) "Rents" means rent of the building or premises as the case may be, as mutually decided by the land lord and the tenant.
 - (ii) "Other dues" means water charges, electricity charges, which are payable by the tenant but are un-paid.
- (k) "Residential Building" means any building which is not a non residential building
- (l) "Non Residential Building" means a building being used solely for the purpose of business or trade.
- (m) "Rented Land" means any land let separately for the purpose of being used principally for business or trade.
- (n) "Prescribed" means prescribed by rule made under this Ordinance.
- (o) Scheduled building means a Residential "Building" which is being used by a person engaged in one of the professions specified in the Schedule to this Ordinance, partly for his business and partly for his residence.
- (p) "Urban Area" means an area within the Jurisdiction of a Municipal Committee or Municipal Corporation.
- 3. Exemptions.— Government may direct by a notification published in the gazette that all or any of the provisions of this Act shall not apply to any of the particular building or rented land or any class of buildings or rented lands.
- 4. Appointment of Controller.— (1) Government shall appoint from amongst 1st class Civil Judges of Gilgit Baltistan one or more Controllers in any district and if more than one Controller is appointed in the same district Government shall define the local limits within which each of such Controller shall exercise Jurisdiction:

Provided that the Controllers working immediately before coming into force of this Act shall continue to exercise their respective territorial Jurisdiction until it has been altered by Government.

- (2) Where more than one Rent Controller are appointed for one urban area the Government shall declare one of them to be the Senior Rent Controller.
- (3) An application under the Ordinance shall be filed before the Rent Controller having jurisdiction over the area where the building or rented land in respect of which the application is made is situated:

Provided that where there are more than one Rent Controllers for an area the application shall be made before the Senior Rent Controller, who may either hear it himself or make it over for disposal to other Rent Controller.

- 5. Increase in rent.—(1)When the fair rent of a building other than non-residential building or rented land has been fixed under section 4, where the rent of any building or rented land has been determined by an agreement between the landlord and the tenant, no further increase in such fair rent shall, during the continuance of tenancy, be permissible within a period of three years from the date of the agreement, as the case may be, except in cases where some addition, improvement or alteration has been carried out at the landlord's expense, and at the request of the tenant.
- (2) The fair rent as increased on grounds of some addition, improvement or alteration made permissible under this section shall not exceed the fair rent payable under this Act for a similar building or rented land in the same locality with such addition, improvement or alteration has been completed.
- (3) Any dispute between the landlord and tenant in regard to any increase claimed on ground of some addition, improvement or alteration made permissible under this section shall be decided by the Controller.
- 6. Determination of fair rent.—(1) The Controller shall, on application by the tenant or landlord of a building, other than non residential building or rented land, fix fair rent for such building or rented land after holding such inquiry as the controller thinks fit.
- (2) The fair rent shall be fixed after taking into consideration the following factors.
 - (a) the rent of the same building or similar accommodation in similar circumstances prevailing in the locality at the time of and during the period of twelve months prior to the date of making application.
 - (b) the rise in cost of construction and repairing charges as well as the position of new taxes if any after the commencement of the tenancy; and

- (c) the rental value of the building or rented land entered in the property tax assessment register of the taxation department or the local authority relating to the period mentioned in clause (a), if any;
- (3) The fair rent fixed under this section shall be payable by the tenant from a date to be fixed by the Controller not earlier than the date of filling the application.
- (4) If the fair rent fixed under subsection (2) exceeds the rent being paid by the tenant on the date of the filling of the application under this section, the maximum increase of rent payable by the tenant shall not be more than 20% of the rent already being paid by him.
- 7. Limit of fair rent.—(1) Where the fair rent of any premises has been fixed no further increase thereof shall be effected unless a period of three years has elapsed from the date of such fixation or commencement of this act whichever is later.
- (2) The increase in rent shall not, in any case, exceed ten percent per annum on the existing rent.
- 8. Increase of rent of non-residential buildings.— (1) The rent of a non-residential building shall stand automatically increased at the end of every three years of its tenancy by 15% of the rent already being paid by the tenant.
 - (2) Where during the period of three years:
 - (i) the rent has already been increased by an amount less than 15% of the total rent, the amount of such increase shall be deducted from the increase under subsection (1); and
 - (ii) if the rent has already been increased by an amount equal to or more than 15% of the total rent, no increase under subsection (1) shall accrue until the expiry of three years from the date of such increase.
- 9. Landlord not to claim anything in excess of fair rent.— Save as provided in section 7, when the Controller has fixed the fair rent of a building or rented land under section 4:
 - (a) the landlord shall not claim or receive any premium or other like sum in addition to fair rent or any rent in excess of such fair rent, but the landlord may stipulate for and receive in advance and amount not exceeding one month's rent;

- (b) any agreement for the payment of any sum in addition to rent or of rent in excess of such fair rent shall be *null and void*.
- (c) any sum in excess of the fair rent paid in respect of any use or occupation of the building or rented land from the date of application for the fixation of fair rent shall be refunded to the person by whom it was paid or at the option of such person, otherwise adjusted.
- 10. Payment of rent.— (1) The rent shall, in the absence of any date fixed in this behalf by mutual agreement between the landlord and tenant, be paid not later than the tenth of the month next following the months for which it is due.
- (2) Where the landlord has refused or avoided to accept the rent, it may be sent to him by postal money order or courier service, be deposited with the Rent Controller within whose jurisdiction the premises is situated.
- (3) The written acknowledgement, postal money order receipt or receipt of the Controller, as the case may be, shall be produced and accepted in proof of the payment of the rent:

Provided that nothing contained in this Act shall apply in the cases pending before the Controller on or before the commencement of this Act.

- 11. Landlord Discontinuance of amenities and services.— (1) No landlord, contractor/workman or servant shall discontinue or cause to be discontinued any service such as electricity, gas or water, except with the previous consent of the tenant or in compliance with the requisition of the concerned authority or after obtaining the direction of the Controller in this behalf.
- (2) Where the landlord has discontinued or caused to be discontinued any service in contravention of sub-section (1), the tenant may make an application to the Controller for restoration thereof.
- (3) Where the Controller is, after making such inquiry as he/she deems fit, satisfied that the service has been discontinued without sufficient cause, he/she shall make an order directing the landlord to have the services restored within such period as may be specified in the order.
- (4) Where the landlord has failed to comply with the order of the Controller, made under Sub-section (3), the Controller may take necessary steps to get the services restored and recover the costs of such restoration from the landlord.
- (5) Where the landlord has failed to comply with the order of the Controller shall be punished with simple imprisonment for a period not exceeding six months or with fine or with both.

- 12. Repairs.—(1) If the landlord fails to make necessary repairs or white-washing as may be necessary to keep the premises in proper shape, the Controller may, on application made to him by the tenant and after summary inquiry as the Controller deems fit to make, direct that such repairs or white-washing may be made by tenant and the cost thereof may be deducted from the rent payable to the landlord.
- (2) Where any authority empowered by a law for the time being in force has required the landlord to make such repairs within such period as may be specified by such authority and the landlord has made default in this behalf, such authority may require the tenant to make such repairs.
- (3) Where the tenant has made the repairs as aforesaid the authority ordering the repairs shall after the verification of the details of the expenditure incurred by the tenant, certify the cost of repairs and the tenant may thereupon deduct the amount so certified from the rent payable to the landlord:

Provided that if a landlord refuse to receive or grant a receipt for any rent when tendered to him by the tenant, the rent may be remitted to him by postal Money Order or deposited in the office of Controller and the Controller shall inform the landlord regarding the deposit of the rent in his office.

- 13. Eviction of tenant.— (1) A tenant in possession of a building or rented land shall not be evicted there from in execution of a decree passed before or after the commencement of this Act or otherwise, and whether before or after the termination of the tenancy, except in accordance with the provisions of this section.
- (2) A landlord who seeks to evict his tenant shall apply to the Controller for a direction in that behalf. If the Controller, after giving the tenant a reasonable opportunity of showing cause against the application, is satisfied that—
 - (i) The tenant has not paid or tendered rent due by him in respect of the building or rented land, within fifteen days after the expiry of the time fixed in the agreement of tenancy with his landlord, or in the absence of any such agreement, within sixty days from the period for which rent is payable;

For the purpose of this clause—

- (a) where the water charges or electricity charges or both payable by the tenant to the landlord shall be deemed rent;
- (b) rent remitted by money order to the landlord or deposited in the office of the Controller having jurisdiction in the area where the

building or rented land is situated shall be deemed to have been duly tendered.

"where the application made by the landlord is on the ground mentioned in clause 2(i) and the tenant on the first date of hearing admits his liability to pay the rent due from him, the Controller shall, if he is satisfied that the tenant has not made such default on any previous occasion, direct the tenant to deposit all the rent due from him on or before a date to be fixed for the purpose, and upon such deposit being made he shall make an order rejecting the application.

- (ii) The tenant has, without written consent of the landlord—
 - (a) transferred his right under the lease or sub-let entire building or rented land or any portion thereof, or
 - (b) used the building or rented land for a purpose other than that for which it was leased or has infringed any condition of the tenure on which the building or rented land is held by the landlord; or
- (iii) the tenant has committed such acts as are likely to impair materially the value or utility of the building or rented land; or
- (iv) the tenant has been guilty of such acts and conduct as are a nuisance to the occupants of buildings in the neighborhood; or
- (v) where the building is situated in a place other than a hill-station, the tenant has ceased to occupy the building for a continuous period of four months without reasonable cause; or
- (vi) the building or rented land is reasonably and in good faith required by the landlord for the reconstruction or erection of a building on the site, and the landlord has obtained the necessary sanction for the said reconstruction or erection from the Town Improvement Trust, Municipal Corporation, Municipal Committee or Town Committee for the area where such building or rented land is situated;
- (vii) The controller may make an order directing the tenant to put the landlord in possession of the building or rented land and if the Controller is not so satisfied he shall make an order rejecting the application;

The Controller may give the tenant a reasonable time for putting the landlord in possession of the building or rented land and may extend ;such time so as not to exceed four months in the aggregate.

- (3) A landlord may apply to the Controller for an order directing the tenant to put the landlord in possession.
 - (i) in the case of a residential building, if
 - (a) he requires it in good faith for his own occupation or for the occupation of any of his children;
 - (b) he is not occupying another residential building suitable for his needs at the time in the same urban area in which such building is situated; and
 - (c) he has not vacated such a building without sufficient cause after the commencement of this Act in the said urban area;
 - (ii) in the case of a non-residential building or scheduled or rented land, if:
 - (a) he requires it in good faith for his own use or for the use of any of his children;
 - (b) he or his said a child is not occupying in the same urban area in which such building is situated for the purpose of his business any other such building or rented land, as the case may be suitable for his needs at the time, and
 - (c) he has not vacated such a building or rented land without sufficient cause after the commencement of this Act the said urban area:

Provided that where the tenancy is for a specified period agreed upon between the landlord and the tenant, the landlord shall not be entitled to apply under this sub-section before the expiry of such period:

Provided further that where the landlord had obtained possession of a residential, scheduled or non-residential building or rented land under the provisions of sub-paragraph (i) or sub-paragraph (ii) he shall not be entitled to apply again under the said sub-paragraphs for the possession of any other building of the same class or rented land unless such residential, scheduled or no-residential building or land is not longer suitable for his needs at the time.

(4) The Controller shall, if he is satisfied that the claim of the landlord is bonafide make an order directing the tenant to put the landlord in possession of the building or rented land on such date as may be specified by the Controller and if the Controller is not so satisfied, he shall make and order rejecting the application:

Provided that the Controller may give the tenant a reasonable time for putting the landlord in possession of the building or rented land and may extend such time so as not to exceed four months in the aggregate:

Provided further that if the application is in respect of a residential building, the Controller shall direct the tenant within four weeks of the applications to put the landlord in possession of the building, if after summary enquiry, he is satisfied that the tenant, his wife or any of his dependent children owns a residential building, within the same urban area or owned such building within sixty days preceding the commencement of this Act.

- (5) Where a landlord who has obtained possession of a building or rented land in pursuance of an order made under sub-paragraph(i) or sub-paragraph (ii) of paragraph (a) of sub-section (3) does not himself or where the building has been got vacated for the occupation of any of his children such child does not occupy if within one month of the date of obtaining possession, or having been so occupied is re-let within two months of the said date to any person other than the original tenant the tenant who has been evicted may apply to the Controller for an order directing that he shall be restored to possession of such building or rented land and the Controller shall make an order accordingly.
- (6) Where a landlord has obtained possession of a building in pursuance of an order under clause (vi) of sub-section (2) of this section and does not have the building demolished within a period of four moths from the date of taking possession of the same or does not construct the new building with a further period of two years after the expiry of the period of four months from the date of taking possession of the same or does not construct the new building within a further period of two years after the expiry of the period of four months from the date of taking possession of the same he shall, unless he satisfies the Court that he was unable to construct the building within the prescribed time for reasons beyond his control, be punished with imprisonment for a term which may extend to six months or with fine or with both.
- (6-A) Where a landlord has been convicted under the provisions of subsection-5, the tenant, who has been evicted from the building or rented land in respect of which the landlord is convicted, may apply to the Controller for an order directing that he shall be restored to possession of such building or rented land, and except in the case of a building which has been demolished, the Controller shall make an order accordingly.

- (6-B) Where in pursuance of an order under clause (v) of sub-section (2), a landlord has obtained possession of a building in this sub-section referred to as the old building and constructs a new building on the same site, the tenant who was evicted from the old building may, before the completion of the new building and its occupation by another person, apply to the Controller for an order directing that he be put in possession of such area in the new building as does not exceed the area of the old building of which he was in occupation, and Controller shall make an order accordingly in respect of the area applied for or such smaller area, as considering the location and type of the new building and the needs of the tenant, he deems just, and on payment of rent to be determined by him on the basis of rent of similar accommodation in the locality.
- (7) In preceding under this section on the first date of hearing or as soon as possible after that date and before issues are framed, the Controller shall direct the tenant to deposit all the rent due from him, and also to deposit regularly till the final decision of the case, before the fifteenth day of each month, the monthly rent due from him. If there is any dispute about the amount of rent due for the rate of rent, the Controller shall determine such amount approximately and direct that same be deposited by the tenant before a date to be fixed for the purpose. If the tenant makes default in the compliance of such an order, then if he is the petitioner, his application shall be dismissed summarily and if he is the respondent his defense shall be struck off and the landlord put into possession of the property without taking any further proceedings in the case.

The controller shall finally determine the amount of rent due from the tenant and direct that the same may be paid to the landlord, subject to adjustment of the approximate amount deposited by the tenant.

- (8) Where the Controller is satisfied that any application made by a landlord for the eviction of a tenant is frivolous or vexatious, the Controller may direct that compensation not exceeding ten times the monthly rent be paid by such landlord to the tenant.
- (9) The rent deposited by the tenant under this section shall, subject to the final determination of rent as payable by the tenant, be paid to the landlord at the conclusion of the proceedings or on such earlier date as may be specified the Controller.
- 13-A Tenant to be informed in case of Transfer of ownership.—
 Where the ownership of a building in the possession of a tenant or rented land has been transferred by way of sale, gift, inheritance or in any other manner, whatsoever, from one person to another, the new owner shall send an intimation of such transfer in writing by registered post, to the tenant of such building or rented land, and the

tenant shall not be deemed to have defaulted in the payment of rent for the purposes of clause (i) of sub-section (2) of section 13, if the rent due is paid within thirty days from the date when the intimation should in the normal course have reached him.

- 13-B Eviction of Tenants where the Landlord is a salaried employee, widow or minor orphan.— (1) Notwithstanding anything contained in this Act or any other law for the time being in force—
 - (a) in a case where the landlord has died; or
 - (b) in a case where the landlord is a salaried employee and has retired or is due to retire within a period of six months, or the widow or minor of the deceased landlord, as the case may be, a notice in writing may be given by such landlord to the tenant of a residential building informing him that he or she needs the building for personal use and requiring him to deliver vacant possession of the building within a period of two months from the date of receipt of the notice:

Provided that no application under this section shall be maintainable if it is made after six months from the date of the death of the landlord or, in the case of the retirement of a salaried person, before six months from or after six months of the date of his retirement:

Provided further that, in a case where the landlord has died or a salaried person has retired before the commencement of this Act an application may be made within a period of six months from the date of such commencement.

- (2) The right to seek ejectment under sub-section (1) shall also be available to a landlord of a residential building who is the wife, husband or a minor child of a salaried employee referred to in sub-section (1).
- (3) In the case of a landlord referred to in sub-section (1) or sub-section (2) who happens to be a landlord of more than one residential buildings, whether or not in the same locality, action as provided for in this section shall be competent in respect of one of such residential building only.
- (4) A landlord referred to in clause (b) of sub-section (1) or sub-section (2) who is in occupation of a residential building owned by him shall not be entitled to seek ejectment of a tenant from a residential building situated in the locality in which the building in occupation of the landlord is situated unless he offers the building in his occupation in exchange of the building in possession of the tenant on such terms and conditions and on payment of such rent as may be determined by the Controller:

Provided that the benefit of exchange shall not be available to the tenant who refuses to accept the offer or the terms and conditions and the rate of rent determined by the Controller.

- (5) A tenant who on receipt of the notice referred to in sub-section (1) fails to deliver vacant possession of the building to the landlord or to the widow or minor orphan of the deceased landlord within the time allowed in the notice shall be liable to be ejected summarily by the Controller on an application being made to him in this behalf.
- (6) On an application being made to him under sub-section (5) the Controller shall issue a notice to the tenant and on being satisfied with the *bonafide* of the request of the landlord or the widow or minor orphan of a deceased landlord, shall order the summary ejectment of the tenant.
- (7) A landlord or a widow or orphan of a deceased landlord referred to in sub-section (1) or sub-section (2) who, within one year of his having obtained possession of a building as provided for in sub-section (7), re-lets the building to any person other than the previous tenant, shall be punishable with fine which may extend to Rs. 5,000 unless the benefit derived by the landlord is greater than the amount of fine in which case it shall be equal to the annual rent obtained by him by relating the building.
- 14. Penalty for use of premises other than personal use.—Where the landlord who has obtained the possession of a building under section 12 or premises under clause (vii) of section 13, re-lets the building or premises to any person other than the previous tenant or puts it to a use other than personal use within one year of such possession:—
 - (i) He shall be punishable with fine which shall not exceed one year's rent of the building or the premises, as the case may be, payable immediately before the possession was so obtained;
 - (ii) The tenant who has been evicted may apply to the Controller for an order directing that he shall be restored the possession of the building or the premises, as the case may be, and the Controller shall make an order accordingly.
- 15. Appeal.—(1) Any party aggrieved by an order of the Controller finally disposing of an application made under this Act may within thirty days of the date of such order, prefer an appeal in writing to the District Judge having jurisdiction over the area where the building or rented land in relation to which the order is passed, is situated:

Provided that no appeal shall lie against an order made by a Controller under sub-section (6) of Section 13 determining approximately the amount of rent due or the rate of rent and directing the tenant to deposit all the rent due;

- (2) On such appeal being preferred, the District Judge may hear it himself or refer it for disposal to an Additional District Judge having jurisdiction over the area where the building or rented land in relation to which the order is passed, is situated.
- (3) The District Judge may recall an appeal made over by him to an Additional District Judge and either hear it himself or refer it for disposal to another Additional District Judge having jurisdiction as provided in sub-section (2).
- (4) On such appeal being preferred, the appellate authority may stay the operation of the order appealed against.
- (5) The appellate authority admitting an appeal for hearing shall have the same powers to direct the tenant to deposit the rent as are vested in the Controller under this Act and, if the tenant makes default in compliance with such an order, than, if he is the appellant, his appeal shall be dismissed summarily and, if he is the respondent, his defence shall be struck off.
- (6) In the case of a non-residential building, a person aggrieved by an order passed on appeal by the appellate authority may, within 30 days from the date of the said order, prefer an appeal in writing to the High Court.
- 15-A. On the application of any of the parties and after notice to the parties and after hearing such of them as desire to be heard, or of its own motion without such notice.
- 16. Power to summon and enforce attendance of witnesses, etc.—
 (1) For the purposes of this Act an Appellate Authority or a Controller appointed under this Act shall have the same powers of summoning and enforcing the attendance of witnesses and compelling the production of evidence as are vested in a Court under the Code of Civil Procedure, 1908.
- 16-A. Compensation for frivolous applications and defence.— If in the opinion of the Controller any party to the proceedings before him has been guilty of abuse of the process of law by filing frivolous or vexatious application or by taking please in defence which are false or intended to prolong the proceedings unnecessarily he shall, while passing the final order, award compensation to the other party to the extent that he deems fit.

- 17. Execution of Orders.—Every order made under section 10 or section 13, section 13-B and every order passed in appeal under section 15, shall be executed by the Controller as if it were a decree of a civil Court.
- 18. Landlord and Tenant to Furnish Particulars.— Every landlord and every tenant of a building or rented land shall be bound to furnish to the Controller, or any person authorized by him in that behalf such particulars in respect of such building or rented land as may be prescribed.
- 19. Penalties.— (1) If any person contravenes any of the provisions of sub-section (1) of section 10, section 11 or section 18, he shall be punished with fine which may extend to one thousand rupees.
- (2) No Court shall take cognizance of an offence under this section except upon—
 - (a) a complaint of facts, which constitute such offence, filed with the sanction of the Controller in writing; or
 - (b) a report in writing of such facts made by the Controller.
- **20.** Power to make rules.— Government may be notification make rules for the purpose of carrying out all or any of the provisions of this Act.
- 21. Revival of Certain Proceedings.—(1) Notwithstanding anything to the contrary contained in other law for the time being in force if, as a result of the expiry of West Pakistan Urban Rent Restriction Act, 1975 (hereinafter called the said Act), an application or an appeal or revision filed under the provisions of the said Act, has, after the date of such expiry and before the date of publication of this Act in the Official Gazette, been dismissed otherwise than on merits consigned to the record room or stayed, whether such dismissal, consignment or stay was with or without the consent of the parties, it shall be restored on an application made in this behalf within sixty days of the said date by any party to the proceedings. On such restoration the proceedings shall start from the stage at which they were at the time of the aforesaid dismissal, consignment or stay.
 - (2) If in an application or appeal decided under the provisions of the said Act before the date of its expiry, the period of limitation for filing an appeal or an application for revision was subsisting on the aforesaid date, any party aggrieved by the decision may within sixty days of the date of publication of this Act prefer an appeal in accordance with the publication of this Act prefer an appeal in accordance with the provisions of section 15 as if the decision was made under this Act by the Controller or the appellate authority as the case may be.

- 22. Repeal.— (1) The Gilgit Rent Restriction order is hereby repealed.
- (2) All appeals, and such cases before a Controller as are fixed for arguments or judgment which have been filed under the Order mentioned in subsection (1) shall, notwithstanding the repeal thereof, be disposed of in accordance with the said Order.
- (3) All other cases instituted under the order mentioned in sub-section (1) and which immediately before the commencement of this Act were pending before a Controller shall, notwithstanding any orders made otherwise by the Controller, be continued and disposed of in accordance with the provisions of this Act and any proceedings taken or order made in any such case; as aforesaid shall for all purposes have effect as proceedings taken or order made under this Act.
- (4) Notwithstanding the provisions of sub-section (2) all orders made in pursuance thereof order made under the Order mentioned in sub-section (1) in any proceedings before the commencement of this Act shall be deemed to have effect as an order under this Act and be executed in accordance with the provisions of Section 20.

WAZIR BAIG,
SPEAKER
Gilgit-Baltistan
Legislative Assembly.

ACTING GOVERNOR, Gilgit-Baltistan.