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[CHAPTER 564]

AN ACT

To amend the District of Columbia Emergency Rent Act.

September 26, 1942
[H. R. 7235]
[Public Law 715]

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled*, That section 5 (b) of the District of Columbia Emergency Rent Act (Public, Numbered 327, Seventy-seventh Congress), be amended by striking out the period at the end of said section and by inserting in lieu thereof a comma and the word "or" and by adding immediately thereafter a new paragraph reading as follows:

D. C. Emergency Rent Act, amendments.
55 Stat. 791.
D. C. Code, Supp. I, § 45-1605 (b).

"(5) The housing accommodations are nonhousekeeping, furnished, accommodations located within a single dwelling unit not used as a rooming or boarding house as defined by this Act and the remaining portion of which dwelling unit is occupied by the lessor or his immediate family.", so that section 5 (b) of the District of Columbia Emergency Rent Act as so amended shall read as follows:

Recovery of possession of housing accommodations.

"(b) No action or proceeding to recover possession of housing accommodations shall be maintainable by any landlord against any tenant, notwithstanding that the tenant has no lease or that his lease has expired, so long as the tenant continues to pay the rent to which the landlord is entitled, unless—

"(1) The tenant is (a) violating an obligation of his tenancy (other than an obligation to pay rent higher than rent permitted under this Act or any regulation or order thereunder applicable to the housing accommodations involved or an obligation to surrender possession of such accommodations) or (b) is committing a nuisance or using the housing accommodations for an immoral or illegal purpose or for other than living or dwelling purposes, or

"(2) The landlord seeks in good faith to recover possession of the property for his immediate and personal use and occupancy as a dwelling, or

"(3) The landlord has in good faith contracted in writing to sell the property for immediate and personal use and occupancy as a dwelling by the purchaser and that the contract of sale contains a representation by the purchaser that the property is being purchased by him for such immediate and personal use and occupancy, or

"(4) The landlord seeks in good faith to recover possession for the immediate purpose of substantially altering, remodeling, or demolishing the property and replacing it with new construction, the plans for which altered, remodeled, or new construction having been filed with and approved by the Commissioners of the District of Columbia, or

"(5) The housing accommodations are nonhousekeeping, furnished, accommodations located within a single dwelling unit not used as a rooming or boarding house as defined by this Act and the remaining portion of which dwelling unit is occupied by the lessor or his immediate family."

SEC. 2. That section 7 (b) of such Act be amended by deleting therefrom the word "two" and inserting in lieu thereof the word "four" so that the third sentence of said section 7 (b) as amended shall read as follows: "For the purposes of this Act the term 'rooming or boarding house' means a house in which living quarters are rented by the householder to more than four persons."

55 Stat. 792.
D. C. Code, Supp. I, § 45-1607 (b).

"Rooming or boarding house."

Approved, September 26, 1942.