

## STATUTES

Made at WESTMINSTER, *Anno Regni GEORGH II. quarto* and  
*A. D. 1731.*

## CAP. XXVIII.

**An Act for the more effectual preventing Frauds committed by Tenants, and for the more easy Recovery of Rents, and Renewal of Leases.**

For securing to Lessors and Land Owners their just Rights, and to prevent Frauds frequently committed by Tenants, Be it enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That in case any Tenant or Tenants for any Term of Life, Lives, or Years, or other Person or Persons, who are or shall come into Possession of any Lands, Tenements, or Hereditaments, by, from, or under, or by Collusion with such Tenant or Tenants, shall wilfully hold over any Lands, Tenements, or Hereditaments, after the Determination of such \*Term or Terms, and after Demand made, and Notice in Writing given, for delivering the Possession thereof, by his or their Landlords or Lessors, or the Person or Persons, to whom the Remainder or Reversion of such Lands, Tenements, or Hereditaments shall belong, his or their Agent or Agents thereunto lawfully authorized; then, and in such Case, such Person or Persons, so holding over, shall, for and during the time he, she, and they shall so hold over, or keep the Person or Persons intituled, out of Possession of the said Lands, Tenements, and Hereditaments, as aforesaid, pay to the Person or Persons so kept out of Possession, their Executors, Administrators, or Assigns, at the Rate of double the yearly Value of the Lands, Tenements, and Hereditaments, so detained, for so long time as the same are detained, to be recovered in any of his Majesty's Courts of Record, by Action of Debt, whereunto the Defendant or Defendants, shall be obliged to give special Bail, against the recovering of which said Penalty there shall be no Relief in Equity.