



BELIZE

**LANDLORD AND TENANT ACT
CHAPTER 189**

REVISED EDITION 2003
SHOWING THE SUBSIDIARY LAWS AS AT 31ST OCTOBER, 2003

This is a revised edition of the Subsidiary Laws, prepared by the Law Revision Commissioner under the authority of the Law Revision Act, Chapter 3 of the Substantive Laws of Belize, Revised Edition 2000.

ARRANGEMENT OF SUBSIDIARY LAWS



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This edition contains a consolidation of the following laws-

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**LANDLORD AND TENANT (FORMS, FEES AND
COSTS) RULES**

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CHAPTER 189

LANDLORD AND TENANT (FORMS, FEES AND COSTS)
RULES

ARRANGEMENT OF RULES

1. Short title.
2. Forms.
3. Fees and costs.

CHAPTER 189

Ch. 201.
Ch. 153.
94/1985

LANDLORD AND TENANT (FORMS, FEES AND COSTS)
RULES

[Section 69]

- Short title. 1. These Rules may be cited as the
- Forms. **LANDLORD AND TENANT (FORMS,**
 FEES AND COSTS) RULES.
- CAP. 189. 2. The forms set out in Part I of the Schedule to these Rules are prescribed
 pursuant to section 69 of the Landlord and Tenant Act.
- Fees and costs. 3. The fees and costs set out in Part II of the said Schedule are the fees
 and costs which are to be demanded and taken in respect of the several matters
 to be done under the said Act.
-

Given under my hand and seal this day of
in the year of Our Lord at in Belize.

Magistrate,

Judicial District

Form No. 2

INVENTORY OF GOODS DISTRAINED

[Section 29]

BELIZE:

I, , the undersigned, have this day by virtue of a
warrant dated the

day of , 2 , and issued by the Magistrate (state judicial
district) distrained the following goods and chattels in the dwelling-house (or,
in and upon the land and premises) of situate at
for the sum of dollars, being the amount of
rent due to of for the same on the
day of last.

(Enumerate the goods and chattels)

Dated this day of , 2 .

Bailiff/or Police Officer.

Form No. 3.

ORDER FOR RECOVERY OF POSSESSION

[Section 53]

IN THE MAGISTRATE'S COURT

() Judicial District.

BETWEEN A.B. of

Plaintiff

and

C.D. of

Defendant

Upon the hearing of this cause a Court holden this day doth order that the defendant do give to the plaintiff possession of a certain piece of land (*as the case may be*) situate at in the district, forthwith or within days of the date hereof, and doth adjudge that the plaintiff do recover against the defendant the sum of dollars for rent (or for *mesne* profits or, for rent and *mesne* profits) and costs.

Given under my hand

this day

of 2 .

Magistrate,

Judicial District

Form No. 4**EJECTMENT WARRANT**

[Section 53]

BELIZE, TO WIT:

IN THE MAGISTRATE'S COURT

() Judicial District.

BETWEEN A. B. of Plaintiff

and

C.D. of Defendant.

To the Bailiff of the
Court, District and to all peace constables of Belize:

WHEREAS at a Court holden on the day of ,
2 , it was ordered that the defendant should give to the plaintiff possession
of certain premises (*here state the order of Court*) situate
at in the judicial district within
 days of the making of the said order:

AND WHEREAS the defendant has not obeyed the said order:

These are therefore to authorise you and require you within (*seven*)
days from the date hereof, between the hours of 8 a.m. and 4 p.m. (Sunday,
Good Friday, Christmas Day or any public holiday excepted) to enter (by
force if needful) and with or without assistance, the premises hereinbefore
described and to eject therefrom any person and of the said premises to give
full and peaceable possession to the plaintiff.

Given under my hand and seal this day of ,
2 .

Magistrate,

Judicial District

PART II

94/1985

FEES AND COSTS

Recovery of Possession

1. Upon filing a complaint (issuing the summons, hearing, entry \$ c
of Judgment)-
 - (a) when claim is for recovery of possession
only..... 2.50
 - (b) when claim for an amount not exceeding
\$50.00..... 3.00
 - (c) when claim for an amount exceeding
\$50.00 4.00
2. Upon issuing every summons to a witness and for taking
declaration of service 1.00
3. For every writ of execution or commitment 2.50

- | | | |
|----|--|------|
| 4. | Ejectment warrant | 3.00 |
| | | |
| 5. | Poundage, five per cent. on amount realised on any sale and paid into court. | |
| | | |
| 6. | Mileage to be paid as a personal fee to the person serving or executing any process, in respect of every mile actually and properly travelled in order to effect such service or execution one way only- | |
| | (a) to a bailiff, for every mile beyond the first mile from the Court House of the judicial district in which process is served or executed | 1.00 |
| | (b) to a police officer, for every mile beyond the first mile from the police station at which the officer is, for the time being stationed | 1.00 |

FEES AND COSTS

PAYMENT OF MONEY INTO COURT

- | | | |
|-----|--|------|
| 7. | On payment into Court- | \$ c |
| | | |
| (a) | where the money so paid does not exceed \$50.00 | 1.00 |
| (b) | where the money so paid exceeds \$50.00 | 2.00 |
| (c) | where such money is paid into a court other than that in which the proceedings originated, a further fee shall be payable- | |

- | | | |
|------|--|------|
| (i) | where the money so paid does not exceed \$50.00..... | 1.00 |
| (ii) | where the money so paid exceeds \$50.00 | 2.00 |

DISTRESS

8. For every distress warrant 2.50

9. The costs of levy made by a bailiff under the authority of a warrant to distrain shall be according to the following scale and shall be a personal fee to the bailiff:

- | | | |
|-----|--|-------|
| (a) | where the sum distrained for is more than ten dollars but less than \$100.00 | 5.00 |
| (b) | where the sum is \$100.00 but less than \$500.00 | 10.00 |
| (c) | where the sum is \$500.00 and over..... | 15.00 |
| (d) | all incidental expenses including keeping possession and sale. | |

10. The charges of the bailiff if he conducts a sale shall not exceed two and one half per cent.