

R.S. 2A:18-53

June 14, 1966

LEGISLATIVE HISTORY OF R.S. 2A:18-53
(Landlord and Tenant)
(Removal of Tenant)

COPY 112 2

See Legislative History of R.S. 2A:18-53, 55, 59 by Marta Prajer,
undated for earlier material.

I. 1966, Chapter 319, sec. 1 - A403

Introduced February 14 by Assemblymen Riber and Segner.

Statement on bill (copy of original bill and statement enclosed).

Not amended during passage.

No reports or hearings on this law could be located.

BJY/PC

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CHAPTER 319 LAWS OF N. J. 1966
APPROVED 1/5/67

ASSEMBLY, No. 403

STATE OF NEW JERSEY

INTRODUCED FEBRUARY 14, 1966

By Assemblymen BIBER and WEGNER

Referred to Committee on Revision and Amendment of Laws

AN ACT concerning the county district courts in relation to summary actions for recovery of premises in proceedings between landlord and tenant and amending section 2A:18-53 of the New Jersey Statutes.

1 BE IT ENACTED *by the Senate and General Assembly of the State of New*
2 *Jersey:*

1 1. Section 2A:18-53 of the New Jersey Statutes is amended to read as
2 follows:

3 2A:18-53. Any lessee or tenant at will or at sufferance, or for a part of
4 a year, or for 1 or more years, of any houses, buildings, lands or tenements,
5 and the assigns, undertenants or legal representatives of such tenant or
6 lessee, may be removed from such premises by the county district court of the
7 county within which such premises are situated, in an action in the following
8 cases:

9 a. Where such person holds over and continues in possession of all or
10 any part of the demised premises after the expiration of his term, and after de-
11 mand made and written notice given by the landlord or his agent, for de-
12 livery of possession thereof. The notice shall be served either personally
13 upon the tenant or such person in possession by giving him a copy thereof
13A or by leaving a copy of the same at his usual place of abode with a member
14 of his family above the age of 14 years.

15 b. Where such person shall hold over after a default in the payment of
16 rent, pursuant to the agreement under which the premises are held.

17 c. Where such person (1) shall be so disorderly as to destroy the peace and
18 quiet of the *landlord or the other tenants or occupants* living in said house
19 or the neighborhood, or (2) shall willfully destroy, damage or injure the
20 premises, or (3) shall constantly violate the landlord's rules and regulations
21 governing said premises, provided, such rules have been accepted in writing
22 by the tenant or are made a part of the lease; or (4) shall commit any
23 breach or violation of any of the covenants or agreements in the nature
24 thereof contained in the lease for the premises where a right of re-entry
25 is reserved in the lease for a violation of such covenants or agreements,
26 and shall hold over and continue in possession of the demised premises or
27 any part thereof, after the landlord or his agent for that purpose has
28 caused a written notice of the termination of said tenancy to be served upon
29 said tenant, and a demand that said tenant remove from said premises
30 within 3 days from the service of such notice. The notice shall specify the
31 cause of the termination of the tenancy, and shall be served either person-
32 ally upon the tenant or such person in possession by giving him a copy
33 thereof, or by leaving a copy thereof at his usual place of abode with some
34 member of his family above the age of 14 years.

1 2. This act shall take effect immediately.

STATEMENT

The object of this bill is to extend the provisions of the County District Court Act relating to the dispossession of disorderly tenants so as to include landlords and other occupants of the premises as being the persons disturbed which is presently limited to other tenants.

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