

THE 'MANUFACTURED DEFAULT' TRAP:
Landlords refusing rent to create grounds for eviction!
(West Bengal Premises Tenancy Act, 1997)

1956 ACT

Tenant-heavy past.

1997 ACT

Market-oriented balance & time limits!

HIGH RENT
(Transfer of Property Act)

KNOW YOUR LIMITS! Are you protected by the Rent Controller?

INHERITANCE CLOCK!
Residential tenancy rights limited to 5 years for heirs! (Section 2)

IDEAL WORLD: Tenant pays, Landlord receipts.

REALITY: Landlord refuses to create a 'default'!

STAGE 1: The Refusal.
KEEP A LOG! Document every attempt!

STAGE 2: The Money Order Mandate.
Send it within 15 days of refusal!

STAGE 3: Deposit with Controller.
Got the MO back? You have 15 days to file!

THE FORM 2 APPLICATION:
Fill it right, or lose the fight!

THE AFFIDAVIT:
Sworn statement. Be specific, be truthful, get it attested!

RENT CONTROLLER

NOTICE TO LANDLORD:
The Controller will notify them. It's official now!

MODERN PAYMENT:
Use GRIPS & T.R. Form 7 for treasury deposit. No cash to controller staff!

KNOW YOUR CONTROLLER:
Find the right office for your area!

DIGITAL HELPER:
The 'Solution' portal simplifies tracking and payments!

EVICTION SUIT FILED?
Section 7(1) requires immediate deposit of arrears to defend yourself!

BURDEN OF PROOF SHIFT:
A refused Money Order receipt makes the landlord explain WHY!

USE IT OR LOSE IT!
Unclaimed deposits lapse to the Govt. after 3 years!

JURISDICTION PUZZLE:
Check your Police Station! Boundaries change, don't file in the wrong place!

CONCLUSION:
Procedural discipline is your best defense. Neutralize the 'default' with Section 21!