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Title: Need to amend the Delhi Rent Control Act.

DR. UDIT RAJ (NORTH WEST DELHI): I have raised this issue earlier also. In Delhi, commercial tenants are being evicted by landlords on the grounds of false bona fide needed under the Delhi Rent Control Act due to which around 30 to 40 lakh people of Delhi are directly and indirectly affected. I am thankful that the Hon'ble Minister of Urban Development is proposing to make necessary changes in the form of clauses in the (Delhi) Model Tenancy Act. I have been, however, informed by the aggrieved persons that since the basic premise of the Model Tenancy Act is in tune with the Pradhan Mantri Awas yojana and therefore its implications are much greater for the benefit of residential tenants, and not very suitable for application to commercial tenancies. The need of the hour is to bring a balance in Delhi Rent Control Act, 1958 on the lines of the Gujarat Rent Control Act, 2011. I, therefore, request that the Delhi Rent Control Act, 1958 be amended to include the clauses for which the Ministry of Urban Development has already given in-principle approval, namely the clauses defining comparative hardship, removal of summary procedure and one particular landlord not entitled to file for bona fide eviction for more than one property in the same city. The aggrieved traders who had brought this issue are being evicted on a daily basis due to lack of a legislative framework for their protection in Delhi; this harms not only 30-40 lakh people of Delhi but also the faith they have in the present Government.