



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

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

Forms.

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.

SCHEDULE

PART I

Form No. 1

DISTRESS WARRANT

[Section 29]

BELIZE, To WIT:

To Bailiff of the Court, to
and to all police

officers of Belize:

WHEREAS _____, of _____,
(occupation) hath this day in writing and upon oath before the undersigned
magistrate stated that _____ of _____ is tenant to
the said _____ in respect of premises
situate at _____ and that the sum of _____
being rent of the said premises is due for the period beginning
and ending _____ and that the said tenant
remains in default of payment thereof for more than seven days:

These are therefore to command you forthwith between the hours of 8 a.m.
and 4 p.m. to enter the said premises (by force if needful) in the presence of the
landlord or his agent and under his direction to distrain the goods and chattels
of the said tenant sufficient to satisfy the amount due and costs, except the
wearing apparel and bedding of the said tenant or his family and to the value of
twenty-five dollars the tools and implements of his trade, and to proceed thereon
for the recovery of the said rent as the law directs.

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.

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

Magistrate,

Judicial District

PART II

94/1985

FEES AND COSTS

Recovery of Possession

- 1. Upon filing a complaint (issuing the summons, hearing, entry of Judgment)- \$ c
(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.