

Statutory Document No. 2020/0191



*Emergency Powers Act 1936*

# EMERGENCY POWERS (CORONAVIRUS) (PROTECTION FROM EVICTIONS) REGULATIONS 2020<sup>1</sup>

*Laid before Tynwald: 27 March 2020*  
*Approved by Tynwald: 27 March 2020*  
*Coming into Operation: in accordance with regulation 2*

The Governor in Council, by Order<sup>1</sup>, makes the following Regulations under section 4 of the Emergency Powers Act 1936.

**Editorial Note:** These Regulations are modified in their effect by the Emergency Powers (Coronavirus)(Continuation)(No.2) Regulations 2020 [SD 2020/0370].

The modifications are not shown in the text of these regulations. For details of the modifications please see the Emergency Powers (Coronavirus)(Continuation)(No.2) Regulations 2020.

## 1 Title

These Regulations are the Emergency Powers (Coronavirus) (Protection from Evictions) Regulations 2020.

## 2 Commencement

These Regulations come into operation immediately after they are made<sup>2,2</sup>

## 3 Interpretation

(1) In these Regulations —

“**Coronavirus**” means severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2);

<sup>1</sup> Section 4(1) specifies that “Where a proclamation of emergency has been made, and so long as such proclamation is in force, it shall be lawful for the Governor in Council, by Order, to make regulations ...”.

<sup>2</sup> By virtue of section 4(2) of the Emergency Powers Act 1936, these Regulations made by Order of the Governor in Council must be laid before Tynwald within 7 days of being made and only continue in force beyond 7 days of being so laid if Tynwald passes a resolution to that effect.

- “**the Coronavirus Proclamation period**” means the period for which the following proclamations are in operation —
- (a) the Proclamation of Emergency dated 16 March 2020<sup>3</sup>; and
  - (b) all subsequent consecutive Proclamations of Emergency that relate to the pandemic of Coronavirus (also known as COVID-19);<sup>3</sup>
- (2) Reference in these Regulations to a landlord or a tenant refers to either of them in respect of premises used —
- (a) as private residential accommodation by the tenant or any other person who, through the tenant, is lawfully entitled to reside in the premises;
  - (b) for commercial purposes by the tenant or any other person who, through the tenant, is lawfully entitled to so use the premises; or
  - (c) for social purposes by the tenant or any other person at the tenant’s behest or invitation.
- (3) Premises used for either of the purposes referred to in paragraph (2) are hereafter referred to as “**relevant premises**”.

#### 4 **General**

- (1) These Regulations provide, in specified circumstances, for a moratorium on evictions for a period of 90 days commencing on the day on which these Regulations commence.
- (2) The period referred to in paragraph (1) is hereafter referred to as “**the prohibition period**”.

#### 5 **Moratorium on evictions**

- (1) During the prohibition period, a landlord may not evict the landlord’s tenant for failure to pay rent in full or at all.
- (2) Any notice of eviction issued by a landlord to the landlord’s tenant during the prohibition period is null, void and of no legal effect.
- (3) For the avoidance of doubt, nothing in these Regulations extinguishes the liability of a tenant to pay to the landlord in full any rental payments, or any portion thereof, by which the tenant falls into arrears during the prohibition period.

#### 6 **Arrangements for payment of arrears**

At the end of the prohibition period, the landlord must make arrangements with the tenant for the payment of arrears incurred within the prohibition period. In making such arrangements, the landlord must make reasonable allowances that take into account the financial circumstances of the tenant that are attributable to

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<sup>3</sup> SD 2020/0162

any income loss experienced by the tenant on account of any of the effects of the pandemic of Coronavirus.

**MADE 10:10 26<sup>TH</sup> MARCH 2020**

## ENDNOTES

### Table of Endnote References

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<sup>1</sup> The format of this legislation has been changed as provided for under section 75 of, and paragraph 2 of Schedule 1 to, the Legislation Act 2015. The changes have been approved by the Attorney General after consultation with the Clerk of Tynwald as required by section 76 of the Legislation Act 2015.

<sup>2</sup> Reg 2 amended by SD2020/0249 with effect from 14/04/2020 at 14:48.

<sup>3</sup> Definition of “the Coronavirus Proclamation period” substituted by SD2020/0249 with effect from 14/04/2020 at 14:48.