

[Tenancy](#) Act - Assam Urban Areas Rent Control Act, 1972 S. 5 - Landlord - The definition is couched in a very wide language, according to which not only the owner but also any person receiving rent, whether on his own account or on behalf of or for the benefit of any other person or as a trustee, guardian, or receiver for any other person, is also the landlord - However, for the purpose of eviction of a tenant on the ground of personal need or reasonable requirement, one must show that he is the owner of the building - Even assuming for the sake of argument that the elder brother of the Appellant was acting as a landlord by receiving rent, it will not debar the original owner from filing a suit for eviction not only on the ground of personal necessity but also on the ground of default when it has come in evidence that the Respondent on many occasions went to the Appellant to pay rent but the latter refused to receive the rent.

[2015 PLRonline 0010](#)

[Ambica Prasad v. Mohd. Alam , 2015 PLRonline 0010, AIR 2015 SC 2459](#)