

A B S T R A C T**The Tenantry System In Barbados: Aspects of the Law Relating to
Plantation and Non-plantation Tenements of Small Agricultural
Holdings, House-spots and Dwelling-houses****Rolanda Delphine Williams**

This thesis examines the origin and subsequent development of the tenantry system in Barbados. The legal and social framework in which agricultural tenancies, housing tenancies and tenancies of house-spots operate is examined. Business tenancies have not been addressed since to a large extent, they are not regulated by legislation.

The tenantry system which developed after emancipation was a response to an anticipated labour shortage on the plantations. A repressive system was developed which succeeded in rendering the tenants submissive to the will of the planters. Through the years plantation housing tenancies lagged behind other residential areas in terms of development and insecurity of tenure was their hallmark. With the advent of social democratic government, there was a continuing effort to provide greater security of tenure for tenants and generally to implement a rural development policy in respect of them.

The Law of landlord and tenant was once regulated by the Law of contract but has now become more a matter of status than contract. The first move was made in 1956 with the introduction of the Security of Tenure of Small Holdings Act, (Cap. 237), which provides a limited form of security of tenure to tenants of agricultural tenancies and tenants of house spots. Further provisions for security of tenure were introduced by the Tenancies Control Act, (Cap. 239). The highest form of security of tenure, that is, leasehold enfranchisement was introduced in 1980 in respect of house-spots and agricultural tenancies by the Tenancies Freehold Purchase Act, (Cap. 239B) and the Agricultural Holdings (Option to Purchase) Act, (Cap. 221) respectively. It should be noted that the Tenancies Freehold Purchase Act has been renumbered. To provide for the actual implementation of rural development, the Tenancies Development Act, (Cap. 230A) was introduced.