

1 STATE OF OKLAHOMA

2 1st Session of the 58th Legislature (2021)

3 HOUSE BILL 1619

By: Bennett

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6 AS INTRODUCED

7 An Act relating to landlord and tenant; amending 41
8 O.S. 2011, Section 131, which relates to delinquent
9 rent; modifying time requirement for payment of
delinquent rent before rental agreement is
terminated; and providing an effective date.

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12 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

13 SECTION 1. AMENDATORY 41 O.S. 2011, Section 131, is
14 amended to read as follows:

15 Section 131. A. If rent is unpaid when due, the landlord may
16 bring an action for recovery of the rent at any time thereafter or
17 the landlord may wait until the expiration of the period allowed for
18 curing a default by the tenant, as prescribed in subsection B of
19 this section, before bringing such action.

20 B. A landlord may terminate a rental agreement for failure to
21 pay rent when due, if the tenant fails to pay the rent within ~~five~~
22 ~~(5)~~ fifteen (15) days after written notice of the landlord's demand
23 for payment. The notice may be given before or after the landlord
24 files any action authorized by subsection A of this section. Demand

1 for past due rent is deemed a demand for possession of the premises
2 and no further notice to quit possession need be given by the
3 landlord to the tenant for any purpose.

4 SECTION 2. This act shall become effective November 1, 2021.

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6 58-1-6293 JL 01/11/21
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