

can work with each to help resolve the problem and reach a mutually acceptable agreement.

2. If you have a dispute or problem with your tenant, it is a good idea to keep a notebook of events that have happened. Note the date and time for each issue and details of what was said or done.
3. One common area of dispute is the division of water and electricity bills.
4. Disputes generally arise when independent meters are unavailable as this can lead to arguments about how bills should be divided. It is important that landlords and tenants understand that they each have their share to pay and bills must be divided in a fair way. The best way to avoid disputes in relation to these bills is to have separate meters for tenants, or agreeing on the bills division formula before signing the lease.



The landlord has the right to evict a tenant in the following cases:

1. If the tenant defaults in the payment of rent or agreed utility charges. To evict a tenant for this reason, the landlord must send them a notice, authorized by a notary, giving 15 day's notice. If this happens three times, despite notices by the landlord on each occasion, the landlord can evict the tenant without a new notification.
2. If the tenant sub-lets the property to someone else without the landlord's permission.
3. If the tenant used the property in an unlawful manner.
4. If the tenant used the property for a purpose other than that for which it was intended.
5. If the tenant caused damage to the property or allowed the property to be damaged.

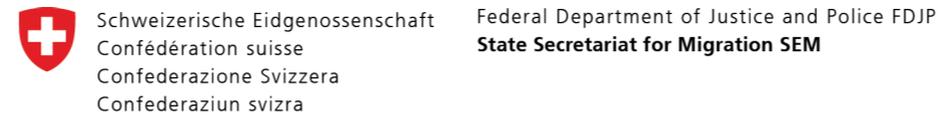


For further information, please contact the ICLA department at NRC via the hotline number:

Amman: 0797972390
Sunday to Thursday 9:00AM to 3:00PM

All the information mentioned in this document is for public view and is not an alternative for seeking counselling from a qualified lawyer.

All of the services provided by NRC are free of charge



As a landlord, have you ever wondered what your rights and responsibilities are regarding your tenants? Have you ever found it difficult to build relationships with them? This document provides advice and guidance to help you enjoy an uninterrupted relationship with your tenant.



Since you have put up your house for rent, it is important for you to understand and respect the terms of the lease agreement. The latter creates a binding legal relationship between you and your tenant, protecting your position and regulating the tenant's use of your premises. It clearly sets out the obligations and rights of the parties to the agreement, ensuring that both are clear on what each can and cannot do during the term of the lease.

Make sure you read the lease document carefully and explain to your tenant what the requirements are. To avoid misunderstanding, it is always good to sit with your tenant and explain the different clauses included in the lease. The lease agreement can be shaped by the landlord and the tenant to best fit their needs. A standard lease agreement template can be obtained from NRC office or staff.



PROPERTY

1. Hand over the property in good condition.
2. Be clear which parts of the property are included in the lease. Clarify which areas are shared and accessible and which are private.
3. Be clear on the use of the property.
4. Be clear about upgrades to the property. If the tenant decides to make major changes to the property he will need to get your permission first.

5. As a landlord, you are responsible for paying at your own costs, any maintenance and defects that occur in the premises (e.g. broken plumbing, leaks...). Tenants are responsible for minor repairs caused by their own misuse, neglect or carelessness.
6. Landlords are responsible for paying all property and other taxes, rates, charges and outgoings resulting from ownership of the Premises.
7. If you are leasing a furnished apartment or house, it is advisable to write an inventory and a list of fixtures and fittings.
8. If the property has shared water or electricity meters, make sure that you agree with the tenant on the division of the bills, and you have the right to attach the agreement regarding the shared meter to the lease.
9. If you delegated any of your responsibilities regarding repairing the property to the tenant, make sure that you ask the tenant to provide you with detailed bills describing all of the repairs and expenses. Please note that the tenant can undertake the repairs if he/ she submits a request to the landlord about the repairs, and the landlord did not take any action to make the repairs in time. In that case the tenant is entitled to undertake the repairs and then deduct the repairs bills from the rent.
10. Certifying the lease at the municipality is an administrative procedure. The parties are not forced to certify the lease in the municipality and the lease shall be valid in a court of law if not certified, but the parties shall pay the fee for that lease.
11. Before, the tenant moves in, make sure everything works in the property (e.g. locks, plumbing, and wiring).
12. Ensure that your lease agreement clarifies whether the tenant is able to sublet the property or not.



ACCESS AND PRIVACY

1. Enable your tenants to benefit from the premises and respect their privacy, comfort and peace.
2. The tenant shall have access to the shared areas of the property (ex: access to the roof for checking the water tanks).
3. If you need access to the property for repairs or checks, you need to

give your tenant reasonable notice. Contact the tenant ahead of time to arrange a suitable date for you to visit. As a general guide, aim to give at least a day's notice. Entering a property without prior consent of the tenant is considered a criminal act and the tenant is entitled to file a complaint to the responsible police authorities accordingly.



RENT

1. Agree in which form the payment will be made (cash, cheque or other) and set a regular date for payments.
2. It is advisable to keep a rent book. This can be used to keep track of payments and means you can issue tenants a receipt when they pay their rent.



1. If you face problems or disputes with your tenant, you should try to solve them and come to a satisfactory compromise. However, if talking doesn't resolve your disagreement, one option is to get help from an independent third party. They can act as an independent mediator and