

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. 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, authorised by a notary, giving 15 days 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



Are you renting a new apartment and not very clear on your obligations and responsibilities regarding the new property? This document provides advice and guidance to help you enjoy an uninterrupted relationship with your landlord and neighbours. Above all, it is important to know and understand your lease agreement and be aware of your rights and responsibilities.



Make sure you read the lease document carefully and seek legal advice if anything is unclear. To avoid misunderstandings, you can always sit with your landlord and go through the contract.

The lease agreement can be shaped by the landlord and the tenant to best fit the needs of both parties. A standard lease agreement template can be obtained from NRC office or staff.



## PROPERTY

1. If the property you are renting is furnished, the landlord might ask you to sign an inventory and list of fixtures and fittings. This is a good way for both parties to keep track of what was in the property when you moved in and what the condition was. If you have a smartphone it's also a good idea to take photos.
2. Once in the property, look after it as best as you can and avoid causing any damage.
3. Report to the landlord any repairs needed to the property or other problems as soon as you become aware of them.

4. If you want to make improvements or changes to the property, you must get the landlords' prior approval, in writing if possible.
5. You will be held responsible for damages to the property caused by your misuse, neglect.
6. Take care of your own water, electricity, telephone and septic tank expenses. Make sure you pay all your bills on time. If separate meters are not available, and agree with your landlord prior to moving in how bills are going to be divided.
7. When signing the lease, you might be asked to provide proof of identity (IDs, passport, family book etc.). It is important that you keep your personal documents in your own care. A landlord has no right to hold or keep them.
8. Subleasing the property without a clear permission from the landlord in the lease agreement is not permitted. Review the terms of the lease before doing so. You have the right to amend the lease by attaching an agreement to it if the landlord agrees.
9. You should only use the property for the purposes given in the lease agreement. If you change what you use the property for you should check whether this is ok with the landlord.



## ACCESS AND PRIVACY

1. The landlord should be given access to the property when necessary (e.g. for maintenance or repairs). However the tenant is the only party that holds the right to enter the property. If the landlord desires to enter he can do so after receiving your consent. If the landlord enters the property without the tenant's prior consent, this is considered a criminal act.
2. Respect the peace, comfort and privacy of the landlord and your neighbours.



## RENT

1. You should pay the rent in due time. You should obtain a written receipt for each payment.
2. You can decide with your landlord in what form you want to make the payment (cash, cheque or other).



## DISPUTES

1. If you face problems or disputes with your landlord, 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 can work with each of you (the landlord and tenant) to help resolve your problem and reach a mutually acceptable agreement.
2. If you have a dispute or problems with your landlord, it is a good idea to keep a notebook of events that have happened. Note the date and time