

For more information and to seek support

Norwegian Refugee Council (NRC)

Kampala: Offices at Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU).
Arua: Offices at Mvara Arua City along Oluko Road and ICLA access centre at Water Department Offices, Arua District Local Government next to Auditor General's Office along Pajjulu Road.

Refugee Law Project (RLP)

Kampala: Office at Old Kampala, Opposite Old Kampala Primary School-Coronation Road.
Arua: Office at Water Mount Road/MUBS Avenue Nvara.

Ugandan Law Society (ULS)

Kampala: Office at Block 216 Plot 610, Buye, Wamala Road.
Arua: Office at Plot 12, Junior Quarters, Accessible Obi Crescent.

Tokoresi ti kikolin

Denesi jore ko ngaresi

Norwegian Refugee Council (NRC)

Kadi nase kampala gwon mengo, nsambya, Ndejje, Kawape, kerka I kiko lo salama (PPDRU).
Kadi nase Arua gwon Mvara I kiko lo oluko ko piriton ti ICLA nyona ko pirit na pion duma na miri lo arua keji na 'bijo I kiko lo pojullu.

Refugee Law Project (RLP)

Kadi nase gwon kamapala na 'beroi sukulu.
Kadi nase Arua gwon nyona ko pirit na piog ti mount mvara.

Ugandan Law Society (ULS)

Kadi nase Kampala gwon à Block 216 Plot 610 kiko lo Buye Wamala.
Kadi nase Arua gwon Bureau à Plot 12 Junior Quarte I pirit na wele.

Ngaresi i kogwungot FRRM 0800 32 32 32



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Nyina toket a longiyo ka'de ama ti gwon a saresi miri, kakenak a took I pija na ngutu logwon ko denesi ti kulya ti saresi ti miri I kulyesi gwoso kilo, ko koyupet na to'diri nagwon adi se a kulya gawko ko longeyo laga at to'diri.

This initiative is supported and funded by:



Lo longe a tetena ko a toko:

Understanding the Landlord and Tenant Act



Know Your Rights and Responsibilities

Tuden na monye kak ko karopanit

Dene to'diri ko kita inot

Introduction

The Landlord and Tenant Act 2022 outlines the rights and responsibilities of landlords and tenants in Uganda, ensuring fair and lawful rental practices.

Key Provisions

The Act protects landowners and tenants, including:

- ✓ **Security of Tenure:** Protects tenants from unfair eviction and requires landlords to give proper notice before ending a tenancy.
- ✓ **Rent Regulation:** Stops unfair rent hikes and sets rules for rent reviews and resolving disputes.
- ✓ **Property Standards and Repairs:** Requires landlords to keep properties liveable with basic amenities and allows tenants to request timely repairs.

Importance of Written Tenancy Agreements

Although verbal agreements hold legal weight in Uganda, opting for a written agreement provides increased protection. Written contracts safeguard the rights of both landlords and tenants by clearly defining their responsibilities and expectations. They offer documented proof and a shared understanding of the tenancy terms, including rent, duration, and obligations.

Tokoret

Monye kak ko karopanit saret ACT 2022 kweki da yi to'diri ko kiteyesi ti ku monye kak kode piriton ko ngutu lo roroba i dingit i uganda anyen tundu toyiyingkin nabut in tukuyakin nase.

Kikolin lo 'but

Saret tiju ko monye piriton ko karopa:

- ✓ **Tiyesi gaju monye pirit ko karopnit** anyen gwon ti tuturoyi a bur ama keponi kikolin ti to'diri gwoso i saret, i ngerot nagwon turukokiet a ku nyu 'dudo
- ✓ **Kiko ropet:** An ta ko gwon ko toyiyingesi kode saresi lorok and kikolin tetensi ti kulyesi .
- ✓ **Toro'bo ko kukunesi kase,** gweja adi ti monye pirit tine 'bura ko a loloke, anyen tindu karopanit pija i dingit, kode kukunaki bura ko a korju

'B'busi na wurst na toyingakin

Ma'di kode toyingesi ti kutut a na'but i saret i uganda , ama wuresi ti toyiyingesi tindu tiyesi na'but , wuresi kile tindu tiyesi ti to'diri ko monye pirit kode kak seko karopanit i kwekindya the kiteysi, mindi nese lepengat, koti kwekindya toruket and yimonesi in kulya ti dingit, ropesi, ko torukesi ti ngutu murek gwoso ko monye piriton ko karopnit.

Rights and Responsibilities

The Act also outlines the rights and responsibilities of both parties.

The parties in a tenancy agreement may act through agents, but this must be documented in writing.

For Landlords

- **Fair Treatment:** Treat tenants respectfully and avoid discrimination based on race, gender, religion, or disability.
- **Maintenance:** Ensure the rental property is fit for habitation and meets health and safety standards. You are responsible for repairs to the exterior, common areas and essential amenities, provided that the need for these repairs is not due to tenant negligence.
- **Privacy:** Respect tenants' privacy rights. You can inspect the property during the day, but you must provide 24 hours' notice to the tenant, except in emergencies.
- **Taxes:** The payment of taxes imposed by law on the property is your responsibility.
- **Quiet Enjoyment:** Ensure tenants have quiet enjoyment of the property during their tenancy.
- **Rent:** Issue a receipt for rent paid. You must provide 60 days' notice for any rent increase, which cannot exceed 10% annually.
- **Eviction:** You cannot evict a tenant except when you act in accordance with the law.

For Tenants

- **Payment of Rent:** Pay rent on time and in full to avoid eviction proceedings.
- **Property Care:** Maintain the property, promptly report damages or maintenance issues to the landlord and repair urgent issues. The landlord must reimburse you for urgent repairs upon receiving notice.
- **End of Tenancy:** Provide proper notice if terminating the agreement and understand notice periods and deposit refunds.
- **Utility Bills:** You are responsible for paying for utilities such as water, electricity etc.
- **Conduct and Use:** Do not use the premises for illegal purposes, cause a nuisance to neighbours or others, or sublet the property or part of it without the written consent of the landlord.
- **Alterations:** Do not make alterations or fixtures without notifying the landlord.

For Both

- **Termination:** The tenancy can end by mutual agreement, at the end of the lease term, with advance notice given within a reasonable period, or as required by law.

To'diri ko Kiteyesi

Saret lo koti kwekindya to'diri ko lokokoriton ti kiteyesi

Kilo gurubejin i wurst na toruket jujukin ko lele ngutu ama ti se wurukini kak i wuresi

Monye kak

- **'Depet lo madang:** karopanit lo ti toyini toyi kode 'bak kokoresi i kitesi,kotresi ti ngutu,ngunon kode gwon a degwat
- **Gaysei:** dene 'bura toro'bo gwon jojo, loke ko gwilinget lose lo'but, do lo i tetendya ko a korju gwošo nagwon ma karonit lo 'doliji. 'Bo ko 'bayin koret gwon ko ngutu lo luba kata kode karopnit
- **Togeleng:** Tone to ngutu kasi'danit katalo, Do jujukin memendya turu'be ilot i digit na tuparan ama tiki lepng longe i digit na saki gwoše mirya murek wot ingwan. Kode ko ku'de
- **Usur:** ropesi ti usur kine a konu monye pirit i saret
- **Lyongesiku'dek:** dene 'bura adi karopint jujukin lyongot
- **Ropet:** waraga ropet tik longe koi perok merya buker ko do mindyo tonyijo, 'bayin wutu ngero ko Asara min miya
- **Turjo** do ti turokindya karopnit, ake ko do kebu saresi kilo

Kasi'danitt

- **Ropesi ti ropet:** Rope ropesi i dingit ko giri anyen tindu 'bayin turo.
- **Tiyu na toro'bo:** depe toro'bo 'bura ko tukoki koret koti depe kulyesi ti monye piriton kode wenyan ko tetene ten se wule, ti monye kak/ toro'bo gwe ti kulya kune ngo ko a tindu do longe beron.
- **"Dutet the turuket:** Taki gweyesi na'but ko do yongo to'dudo tokulyesi kot dene den dingit ropet kode nyoket.
- **Wenyan lo roropa:** Do lo gwon a ngutu lo roba kulye wenyan gwošo piong, kima ko kule.
- **Saret ko tokitayi:** An do ko totokita pirit na ko ku'de ngo nerok, na jowundya wongesi i dingori kode kule ngutu,koti i tokitaju wenyan baka wurst na manini na gweja ruket ko monye kak. pirit
- **Gayeresi** an do ko gawerju ku'de kulya , ngo bak kweyet ko monye kak

Ko lepengat

- **Togwo'dowet:** Toruket nyina jujukin togwowa ko toyingakin, in 'dutet the toruket na dingit ko lunge lo ko tiki i dingit na'but gwošo na mindyi saret.