

Contact Details

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 center 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.

Mahalat ta risalat

Le akubar ketir awu musayadat

Norwegian Refugee council (NRC)

Makatab fi Kampala, Mengo, Nsambya, Ndejje, Kawempe, Kireka, (Plava) sika ta salama.
Makatab fi Arua. Mvara medidina sika ta oluko. Ma mahalat ta ICLA al gerif ma mahal ta moyo ta ukuma ta Arua, fi sika ta pojullu.

Refugee Law Project (RLP)

Makatab fi Kampala gerif ma mederes ta Kampala ta bodir sika ta koroneson.
Makatab fi Arua gerif ma amahal ta moyo sika ta jama makekekre. mahal ta mvara.

Ugandan Law Society (ULS)

Makatab fi Kampala, block 216 plot nimro 610 sika ta buye Wamala.
Makatab fi Arua plot 12 Junior gerib ma mahal ta obi jasi.

Musayadat ta sabaga FRRM 0800 32 32 32



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Depahat de bes ta resalat lakin ma ganunia zol al agarawu de keli asandu malona awu zol albe arufu sayidu nas fi tannin. Kaman be worik al nesia ta kalamat, wa fi jaman al saa, be mana tomon with kapa ta kibirats ta sokolats.

This initiative is supported and funded by:



Baranamik de saidu wa wajawu be:

Understanding the Landlord and Tenant Act

Know Your Rights and Responsibilities



Arufu ganun le siadu arde ma zol ta ijar

Arufu uguk ma sokolat taki

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.

Towujil

Ganut ta sid al wotani wa zol ta igzar 2022 be wori uguk ma sokolat ta sid al wotini wa zol ta igzar fi Uganda, asan bi genu murutayin wa fi sika ganunia fi ujura tomon.

Mohimat ta mukatabin

Ganu de be hafisu sid al wotini wa zol ta inzar be ajat delin

- ✓ Amuni ta tipagiya asan mabe turju zol ta inzar kaman asan siadu wotani mabe gopulu al tefagia sabala likin be afusu ganun kuwesi
- ✓ Ganuniya ta ujura . wogifu sikan batal ta ujura lakin wodi dastur ta sala kalamaat batal al hasil
- ✓ Tahafis wa teseliat ta hajat. Der kili sis wotani/hafa, hafisu ajats kuwesi be tariga al tamam, wa fisalawau kan karabu fi jaman al dirin be lijam al kuwes

Mohima ta tipagiya mukatab

Sala tipagiya ta kasuma be rudu fi ganun.lakin tipagiya mukatabia yawu be wori sikat kuwesin ta tuwapisu, mukatabin ta awurat bi hafisu uguk ta sid al wotani wa zol ta ujra, naporin delin be akider kun be wonusat al saa, min nus tomon be sokolat tumon je umon derin, umon be wodi awuat mukatabin al rude min tupayim , le ganuniya ta tipagayat, dumu be ujura,jaman ta ujura, ma ajat al umon der keli hafisu

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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.

Uguk ma sokolat

Ganut kaman bi wori uguk ma sokolat ta namarin fi tipagiya

Al namarin fi tipagiya ta ardi be amulu me zol tani, lakin keli katibu tet fi mukatab al be kun fi waraga

Le sid al ardi

- Tuhafis al kuwesi. Wodi iktriam le zol ta uzura , mata gesumu fi gebiliya,din,mara wole rajili, awu ayanat ta insan.
 - Tiseliat. Arufu tamam gal, ajat ta ujura keli kun kuwes ta guwat, keli kun nedif wa tamam ita be kun zol al be salawu min ajat ta bara, fi mahala t tani ma mahalat al kuwesin, bes arufu gali karaba tomom ma amulu be zol ta ijar
 - Intriam le kuwat barawu. .zol ta ujura indi uguk, inta be ruwa ayinu ajat taki be nahar lakin inta be wori le zol ta ijar awul, min 24 sayat, ile kan be kalam tani mohim
 - Dapa gurus ta ukuma de wodi be ganum le sid al wotani/ajata in hagiga taki
 - Raya. Leli ita arifu kuwes gali, zol ta ujura indi raya asan bi amule ajat al be kutu uwo muruta min jaman al awu gi geni fi mahala taki
 - Seri. Katipu waraga ta dapa gurus ta ujara, inta be wodisitini yom. Kana der arupa seri pok al mabe nutu asara pil miya
- Turju. Inta mabe turju zol ta ijar kan inta indi tipagiya gununia

Zol Ta Ijar

- Dapa ta ujura. Keli inta dapa ijar kulu fi jaman asan ma l turjuk
- Tuhafis ta hafas. Keli inta suf ajat kuwes wa wori le sid kan fi karaaba , asan uwo be akeder hawili sikat ta salawu ajat alkarabu de , kan awu lego resala min inta al gi geni fi mahal towu de
- Tahakiran ta tipagiya. Wodi resala alkuwes kan inta der wogipu tipagiya , kaman arufu jaman wa wodi gurus alderin
- Dapa ajta musadain . inta yawu be kun zol musuhul fi dapahat ta moyo, nar, ma ajat takin
- Tupayim wa istamilu. Keli inta ma stamilu mahal le ajat al ma kuwes awu fi sika batal, al be jibu korelat, le jeranat awu ajat al mafi fi mukatabat takun ma sid al wotina awu ajat Resala. Mata amulu ajat tanit bindu kabaru la seidu mahal

Le kul

- **Towogip:** tipagiya ta ujura be wogipu be wonusat kuwes, fi akiran ta jaman be wonusat musayadat min zol al musuhul awu zol ganunia