

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 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.

Geriko eii esuzu ri

E'yo onizu azini azakoma esuzu

Norwegian Refugee Council (NRC)

Kampala: ri ma office Kampala ri Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua ri: Mvara Arua City geriko muzu Oluko Road risi azini ICLA access centre okalamvu yi ma e'yo oneepi ri ma
office vusi, Arua District Local Government ri enyiani Auditor General's ma Office vusi geriko muzu Pajjulu risi

Refugee Law Project (RLP)

Kampala: ri ma office Old Kampala oneza ru Old Kampala Primary School-Coronation Road be. Arua: Office eri
Water Mount Road/MUBS Avenue Nvara.

Ugandan Law Society (ULS)

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

Azakoma esuzu, i gba sim namba FRRM 0800 32 32 32



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A'fa ba'ni ena da ei geriko mi'ni ecozu e'yo onizu angiri eima dria ri nit e adrini embataa ayotaa niri esuzu ri I ku. Ba' a'fa di leepi dii le ma' esu ba' azini onitaa azingaza ayotaa dwaania ri ni ri be e'yo e'rini egataa lezu ri ma dria ri esuzu. Ba'ni trote aizu kini e'yo ba'ni sii dii e'yo adari I ra ti, te ba' econi te nizu e'ri e'yo ada ni dika ba' si eri dria ri e'yo azini ba'ni eco yo mi'ni ani ea ni I ku.

Understanding the Landlord and Tenant Act

Know Your Rights and Responsibilities

Azitaa jo eii ni azini ba'jo ayupi sende siri ni ri vazu

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.

E'ni mi'ma driwala azini azi mi'ni dii

E'dotaa

Ayotaa jo eii ni azini ba jo ayupi sende siri ni ba'ni andraa sii eli 2022 siri ma alea nze e'yo jo eii azini ba jo ayupi sende si Uganda dii ma driwala ma dria ra, nezu kini eiini azi jo fezu aazini ayuzu sende si di ma alea ma' obii ayoyaa ma vuti ra.

E'yo okporu alenia dii

Ayotaa di ni jo eiipi azini ba' jo ayupi sende si dii ma tamba e'yo ndundu dii si alenia endiri:

- ✓ Ba' jo ayupi sende siri ma ageitema: E'ri ba' jo ayupi sende si dii ma aza ko e'yo ba'ni eii ofuzu jo ma alea si ayotaa kokoru ri ma alea ecezu jo eiipi eiini kini le ma fee oduko ba jo ayupi sende si dii ni drioru denga kiri ofuu ni eii ku adrini ba'ma ofu eii joasi ya dini ku.
- ✓ Aje jo ni ta siipi ra dii sizu: E'ri ba' jo ayupi sende si dii ma aza ko e'yo jo eiipi eiini jo ma aje bazu oruu aga te ba'ni ega ri ra ria risi, azini azitaa sizu e'yo jo ayu sende si dii ma aje ma dria ecozu e'yo awataa ni dii atrizu beni.
- ✓ Jo edezu alaru: Di ma alea le jo eii ma ede jo muke erini ta sizu ba' jo jo ayuoi sende siri ni ra ru afa ndundu eiini lee dii ni oazu jo eii ma alea ci dika le ba' ma nga azind ri saa drilea.

Orodri ba'ni kokobi eritaa niri sizu vaa jo ayuza ma dria ri niri

Trote eritaa ti si rini oazu orodri ru Uganda rat ii, eritaa ba'ni sii vaa ri nga mi' ma aza ko muke ndeni. Eritaa ba'ni sii si ri ri ni driwala jo eii ni azini ba jo ayupi sende siri ni dii enzii azi eiini ndundu dii ma niza azini ngaza si. E'ri ekizibeti enapi ra ri fee azini e'yo vazuu ayotaa jo eiini azini ba' jo ayupi sende siri ni alenia endiri e'yo nizu jo ma aje ta siipira ri ma dria ,saa sende ofezu ri ngopiari nizu,azini e'yo le ma nga ra dii ma dria endi.

This initiative is supported and funded by:



Otita diri eji pi mi dri ri:

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.

Driwala azini azi eiini dii.

Ayotaa di ni vini ba' eri dii ma driwlala azini e'yo le ma ye ra dii ecee mbooru. Amuti eri dii ni ru eri ria jo ma dria eco lee alu traii ba azinii vu sira tutunisi jo ndaria ,te le kokobi eritaa ni di ba'ma si vaa

Jo eiipi eiini

- **Ba' jo ayuppi sende si dii enzizu:** Le jo eii ma fe enzitaa ba jo ayupi sende si dii ni ra dika ma ku e'yo azini ba' nde dii duzu opendu si eimasuru si, wura obataa niri si dini si noku eiini oazu oco ndundu dii be ri si ku.
- **Jo ma tambaza:** Le jo eiipi ma nii ra kini le jo eiini fee ba eiini ayuzaru sende siri ma oa ala dika kala alata vuti si le e'yo dria ma oaa muke. Eri jo eii ma azi afa azini ci ru ezapi jo ma rua amveleru ri ma alea dii edezu ,ojata ndundu dii yezu ba azini ka tro oaa jo nderi ma alea ci ra ti , afa nde ru ezapi jo di ma rua dii ba' oapi jo nderi ma alea dii ka fee ni ku ria .
- **E'yo ba jo ayupi dii ni ziza ru dii:** Le jo eiipi ma enzii ba' jo ayupi sende si dii ma driwala e'yo eini eisi biirupi eibe dii niri ci. Mi' eco mu e'yo birupi jo di be dii anrizu etusi ra, te le mi' ma ece vini e'yo eiini saa 24 drilea okoia ru raka, de kani e'yo nderi eca ruu ka.
- **Musoro:** Musoro ofeza ayota ni ba lonyi ma dria ri mi'ma ngiza duza ni.
- **Ayiko zusa ndindia ru ri:** Jo eii ru le mi'ma fe saa ba mi' ma jo ayupi sende si dii ni oazu ayiko si mi' ma joa saa eini oazu daa ri ma alea ra.
- **Jo ma aje:** Jo eii ma fe reciti sende jo ofezu bo ri niri ra. Le jo eii ma fe oduko odu 60 dipi drioru ka lee jo ma aje ottu ria, le vini aje ba'ni ottu di ma mu esele 10% eli alualu siri ma drilea ku
- **Ba' ofuza joa siri:** Mi' econi ba' azini oapi mi' ma joa siri ofuzu ayotaa kokoru ku

Ba' jo ayupi dii ni

- **Jo ofeza:** Mi' ofe sende jo vuri saa drilea dika mi' ofe eri dria ba'ni ani mi' ofuzu joa si ku beni.
- **Jo ma tambaza:** E'ma jo ma ta kilili, mi' ece e'yo afa azini ci edetaa leepi ni ma dria endikindi jo eii ni ba'ni ani ecozu azini ngazu mbeleru beni .Le jo aii ma ofe mi' afa azini mi'ni ede mi'ma sende si dii edezu risi ra ,ka o'duko ni esu mi'vu boria.
- **Kokobi eritaa niri gazu:** Mi' ece o'duko drioru e'ka lee kokobi eritaa ni jo mi'ni oazu ri ma alea ri niri gaa ria, dika le e'va saa ba'ni fee mi'ni dii ra mi' ofe sende nderi
- **Afa mi'ni ayu dii ma aje:** E'ri mi' ma azi ni aje ndundu eetaa si yi azini aci piee dii ofezu.
- **Enzitaa azini geriko ayutaa niri:** Mi' ayu jo di byasara azini ayotaa kokoru dii ye'zu ku mi oaa drigaza ru jo ejele eiini noku ba' azi dii ni ku noku efe jo di ba' azini dri jo eiini ni kokoru ku
- **Afa ojaza:** Mi' oja afa azini noku mi' oba afa azini jo di ma rua jo eii ni ni kokoru ku.

Eini dria

- Ayotaa eritaa niri ma liza: Ayotaa eritaa ni ri eco kani I li ru erita jo eii pini ba' lapi joa ri be ri ma vutia, di ni I yeru saa eritaa di ni ba'ni andraa baa ayotaa ni leeri siri le.