



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.

Namba pi nwango wa

Pinyang matuc man ni kwayo kony:

Norwegian Refugee Council (NRC)

Kud i kampala:office migi nwangiri i Mengo,Nsambya,Ndejje,Kawempe,kireka(plavu) man iwangayo salama(PPDRU).Arua:office migi nwangiri i mvara i city mi arua i wangayo mucido i oluko,centre pa ICLA kud i office pa pii, man i district mi arua kud i office pa gavmente maneno wii lembe mi thederu(local government) inget office pa jadith maneno wii lemb lim(auditor general) iwangayo mucidhi pajulu.

Refugee Law Project (RLP)

kud i kampala;i copu nwango office migi i Kampala macon(old Kampala) loka loka ku primary skul mi old kampala iwangayo mi coronation.

Ugandan Law Society (ULS)

Kud i kampala:i copo nwango gi kud i bulok 216 i plot 610 buye i wangayo pa wamala. Kud i arua:i copo nwango gii i plot 12 junior quarters kago ku obi crescent.

Namba mi kony FRRM 0800 32 32 32



This guide is for information purposes only and is not legal advice. Readers should consult qualified legal counsel for their specific circumstances. While believed to be accurate at the time of publication, the information's accuracy and completeness cannot be guaranteed.

Gor maeni utie pini mia atwonga kende man upe pi miu paru matira mageniri,ukwan gor eni umaku gii nwang paru ibang umik paru matira pini daro lembe mupidu cwiny gi. Kadi nwango gi paru etie gor matira i kare mewoki iye,icopu ngo ka cwaku man ni kethu gen perizo ikume.

This initiative is supported and funded by:



Lembe eni jumu miyo cwak Ikume utie:

Understanding the Landlord and Tenant Act

Know Your Rights and Responsibilities

Nyang ikum cik ma gwoko rwodngom ku japang ngom

Ngei tweru man tic peri

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.

Lanyuth

Cik ma gwoko won ngom ku japang ngom maju goru i oro 2022 ube nyuthiwa tweru man tic pa rwodngom ku japang ngom i ngombini(uganda) ma eketu pangu piny(ngom nyu ot) pangiri iyore matira.

Lemb ma Piretek

Cik ma eni gwoko wegi ngom man upang ngom ni weko ngo;

- ✓ Gwokiri ikum lembe pa ngom; Egwoku upang ngom ikum ryem maju ryemu gi maju nyuthu ngo igi,emitu rwodngom umaku unyuth abele ni japang ngom mapodi eryeme ngo kud i ngom pare.
- ✓ Cik mi pangu ngom; Ejuku pangu ngom acel ni danu mapol man eketu cik ikum pangu ngom man daru karu karu mawok rek ikum lembe pa ngom
- ✓ Kadiri pa jemi peri man yub; Emitu rwodngom ni kethu jemi ceke maleng manumaku emiy kare ni upang ngom pini penju yub mokoci mumitiri iwang sawa.

Beru pa goru cik mi pangu ngom nyo ot

Kadi nwangu winjiri midok karatasi opee i uganda, winjiri ma agora iwi karatadi piretek maloyu zo pirango egwoku upang ngom ku rwodngom ma loyu winjiri mi dok. Winjiri magora gwoku cik ma gwoku rwodngom ku japang ngom ma enyuthu kilili tic man mit migi.Gi nyuthu lanyuth matira man nyang ku winjiri matira ikum pangu jemy ni weku ngo pang,pi kare ma rung kani,man tweru.



NORWEGIAN
REFUGEE COUNCIL

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.

Tweru ku tic

Cik eni de nyuthu tweru ku tic pa rwodngom ku japang ngom

Ju aryo eni i winjiri maeni copu tiu ku sadeni kende manwangu rwodngom nyu japang ngom upe ento umaku ebed i agora iwi karatasi.

Ni wegi ngom

- **Teru danu iyore muporire;** ter upang ngom maber man ku woru man kud inywar gi ni luhiri ku kite ma ginen kudu,suru migi,dini migi ku mukende gi.
- **Gwok;** umaku ingei nia kabedo ma gi cipangu ubed maleng mii bedo man kudi enyai peko iwi kwo migi man ikum ju mucu bedo iiye.
- **Amung;** wor amung pa upang ngom,icopu liewu kabedu peri ku dieceng,re umaku inyuth iwang sawa(24) ni upang nhom kanyu lembe ma rek ube mitiri ngo.
- **Musoro;** culu musoro ma cik re mu ketho iwi kabedo eni gii utie tweru peri.
- **Pangu;** miy karatasi pi kabedo madong gi pangu,umaku inyuth ni japang ngom i kare mi nindu 60 mapodi imedu ngo bei pa kabedu.
- **Riemu ngati;** i copu ngo ni riemu japang ngom wang ma nyu ka itiu ku cik.

Ni upang ngom

- **Culu cul;** cul cul peri i sawa muporire man cule zo karu kud gi riemi kabedo ma itie iiye.
- **Gwoku jemi;** gwok ajemi maleng,nyuth ndu kanyu nyot moku utimiri ibang rwodngom man yub piny mumitu gi yub upiyu.Rwodngom umaku unen ilembe peri ndu ka i yubu piny munyotiri.
- **Ka nindu pa winjiri mi kindwu uromu;** umaku inyuth mapodi ka imitu ngo winjiri mukende utimiri man inyang kare magi bi miyo iri.
- **Culu cul pa piny ma ibe tiu kudu;** culu cul pa piny ma calu pii,mac ku moku mukende utie tic peri.
- **Kite ma ikwo kudu man kite ma itiu kudu ku piny;** kudi tiyi ku kabedo ni timu lembe muporire ongo,sendu wi jirani peri nyu timu lembe mukende nyu wodu piny moku kud i kabedu ma ibe bedo iiye ma rwodngom ungeunngo pire.
- **Loku piny;** kud ilok piny mokuci ikum kabedo ma ibe bedo iiye ma rwodngom ungeo ngo pire.

Ni won ngom

- **Ngondu winjiri:** Gi copu ngondu winjiri migi enide iwinjiri ingei dar pa winjiri mularu kadu