

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.

Faahfaahinta Xiriirka

Wixii macluumaad dheeraad ah iyo si aad u raadsato taageero

Norwegian Refugee Council (NRC)

Kampala: Xafiisyada Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua: Xafiisyada Mvara Arua City ee ku teedsan Oluko Road iyo xarunta ICLA ee xafiisyada Waaxda
Biyaha, Dawlada Hoose ee Degmada Arua oo ku xigta Xafiiska Hantidhawrka Guud ee ku teedsan
Wadada Pajjulu.

Mashruuca Sharciga Qaxootiga (RLP)

Kampala: Xafiiska Old Kampala, Ka soo horjeeda Old Kampala Primary School-Coronation Road.
Arua: Xafiiska ku yaal Water Mount Road/MUBS Avenue Nvara.

Ururka Sharciga Uganda (ULS)

Kampala: Xafiiska ku yaal Block 216 Plot 610, Buy, Wamala Road.
Arua: Xafiiska ku yaal Plot 12, Quarters Junior, La heli karo Obi Crescent.

Khadka Caawinta FRM 0800 32 32 32



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Hagehan waxa uu u yahay ujeedooyin macluumaad oo kaliya waxaana uusan ahayn talo sharci. Akhristayaashu waa in ay la tashadaan qareen tayo leh si ay u helaan talo ku saabsan xaaladooda gaarka ah. Inkasta oo la rumeysan yahay in macluumaadkan uu yahay mid sax ah marka la daabaco, ma jirto damaanad qaad ah oo ku saabsan saxsanaantiisa iyo dhamaystirkiisa.

This initiative is supported and funded by:



Hindisahan waxa taageeray oo maalgeliya:

Understanding the Landlord and Tenant Act



Know Your Rights and Responsibilities

Fahamka sharciga mulkiilaha iyo kiraystaha

Ogow Xuquuqdaada iyo Waajibadaadkaaga

Hordhac

Xeerka Mulkiilaha iyo Kiraystaha 2022 waxa uu qeexayaa xuquuqda iyo masuuliyadaha mulkiilayaasha iyo kiraystayaasha Uganda, isaga oo hubinaya dhaqamada kirada ee cadaalad ah oo sharciga ah.

Qodobbada Muhiimka ah

Sharcigu wuxuu ilaaliyaa mulkiilayaasha iyo kiraystayaasha, oo ay ku jiraan:

- ✓ Amniga Kirada: Waxay ka ilaalisaa kiraystayaasha in si aan cadaalad ahayn looga saaro oo waxay u baahan tahay mulkiilayaasha inay bixiyaan ogeysiis habboon ka hor intaysan joojin kireysiga.
- ✓ Xeerarka kirada: Waxay joojisaa kor u kaca kirada ee cadaalad darada ah waxayna dejisaa xeerar dib u eegista kirada iyo xalinta khilaafaadka
- ✓ Heerarka Hantida iyo Dayactirka: Waxay u baahan tahay mulkiilayaasha inay guryaha ku noolaadaan oo leh waxyaalaha aasaasiga ah waxayna u ogolaataa kiraystayaasha inay codsadaan dayactirka wakhtiga

Muhiimadda Kiraysiga Qoraalka ah Heshiisyada

Inkasta oo heshiisyada afka ahi ay leeyihiin miisaan sharci ah gudaha Uganda, doorashada heshiis qoraal ah waxay siinaysaa ilaalin dheeraad ah. Qandaraasyada qoran waxay ilaaliyaan xuquuqda mulkiilayaasha iyo kiraystayaasha labadaba iyagoo si cad u qeexaya mas'uuliyadahooda iyo waxa laga filayo. Waxay bixiyaan caddayn la duubay iyo faham la wadaago ee shuruudaha kireysiga, oo ay ku jiraan kirada, muddada, iyo waajibaadka

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.

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.

Xuquuqda iyo Waajibaadka

Xeerku sidoo kale wuxuu qeexayaa xuquuqda iyo waajibaadka labada dhinac. Dhinacyada ku jirta heshiiska kirada waxay ka shaqeyn karaan iyagoo adeegsanaya wakiilo, balse tani waa in si qoraal ah loo caddeeyaa.

Milkiilayaasha Guryaha

- **Daaweynta Cadaaladda:** Kireystayaasha si ixtiraam leh u daawee oo ka fogow takoorka ku saleysan jinsiyadda, jinsi, diinta, ama naafonimada.
- **Dayactirka:** Hubi in hantida kirada ay ku habboon tahay in la dego oo ay la jaanqaado heerarka caafimaadka iyo badbaadada. Adigu waxaad mas'uul ka tahay dayactirka qeybaha bannaanka, aagagga guud, iyo adeegyada aasaasiga ah, haddii baahida dayactirku aysan sabab u ahayn dayacaad kireyste.
- **Asturnaanta:** Ixtiraam xuquuqda asturnaanta kireystayaasha. Waxaad kormeer kartaa hanta kirada inta lagu jiro maalinta, laakiin waa inaad 24 saacadood ogeysiis siisaa kireystaha, marka laga reebo xaaladaha degdegga ah.
- **Canshuuraha:** Bixinta canshuuraha sharciga ku soo rogay hantida waa mas'uuliyaddaada.
- **Raaxada Deggan:** Hubi in kireystayaasha ay leeyihiin raaxo degan oo ku saabsan hantida inta lagu jiro muddada kirada.
- **Kirada:** Bixi rasiidka kirada la bixiyay. Waa inaad bixisaa 60 maalmood ogeysiis haddii kirada la kordhinayo, taasoo aan ka badnayn 10% sanadkii.
- **Masaafurin:** Ma waxaad kireyste masaafurin kartaa marka aad si waafaqsan sharciga u dhaqanto.

Kireystayaasha

- **Bixinta Kirada:** Kirada waqtigeeda iyo si buuxda u bixi si looga fogaado habraacyada masaafurinta.
- **Daryeelka Hantida:** Hantida ilaali, si degdeg ah u soo sheeg waxyeellooyinka ama arrimaha dayactirka milkiilaha, oo dayactir degdeg ah samee. Milkiilaha waa inuu kuu soo celiyaa lacagta dayactirka degdegga ah marka uu helo ogeysiis.
- **Dhamaadka Kirada:** Ogeysii si habboon haddii aad joojineyso heshiiska, oo faham waqtiyada ogeysiiska iyo lacag celinta deebaajiga.
- **Bishimaha Adeegyada:** Adigu waxaad mas'uul ka tahay bixinta adeegyada sida biyaha, korontada, iwm.
- **Anshaxa iyo Isticmaalka:** Ha u isticmaalin goobta ujeedooyin sharci darro ah, ha dhibin deriska ama dadka kale, ama ha kireysan hantida ama qayb ka mid ah iyada oo aan la helin oggolaansho qoraal ah oo milkiilaha ah.
- **Beddelka iyo Isbeddelka:** Ha sameynin wax isbeddel ah ama ku xiridda waxyaabo aan ogeysiin milkiilaha

Labadaba

- **Joojinta:** Kiraysigu wuxuu ku dhamaan karaa heshiis labada dhinac ah, marka uu dhamaado heshiiska kirada, iyada oo ogaysiis hore lagu bixiyo muddo macquul ah, ama sida sharcigu u baahan yahay.