



Legal Circle

Frequently Asked Questions
RENTAL INCREMENT



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When does the Landlord need to inform me about the increment in rent?

The landlord must inform the tenants of any intended increment in rental amount by serving a prior notice of at least **90 days** before the expiry of the tenancy contract.

The tenant has the right to either accept or deny the increment in rent.

In the event of a refusal, the tenant is required to serve prior notice of at least **60 days** before the renewal date of the tenancy contract or as per the terms of the contract.





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By how much can the landlord increase my rent?

Decree No. (43) of 2013 “Determining Rent Increase for Real Property in the Emirate of Dubai” lays down the percentages of rent increase permissible by the law.

The Decree states as follows:

- If the rent of the real property unit is up to 10 % less than the average rental value of similar units, then the landlord shall not increase the rent;
- If the rent of the real property unit is 11 to 20 % less than the average rental value of similar units, then the landlord may increase the rent maximum by 5% of the rent of the real property unit;
- If the rent of the real property unit is 21 to 30 % less than the average rental value of similar units, then the landlord may increase the rent maximum by 10 % of the rent of the real property unit;
- If the rent of the real property unit is 31 to 40 % less than the average rental value of similar units, then the landlord may increase the rent maximum by 15 % of the rent of the real property unit;
- If the rent of the real property unit is less than the average rental value of similar units by more than 40 % , then the landlord may increase the rent maximum by 20 % of the rent of the real property unit.

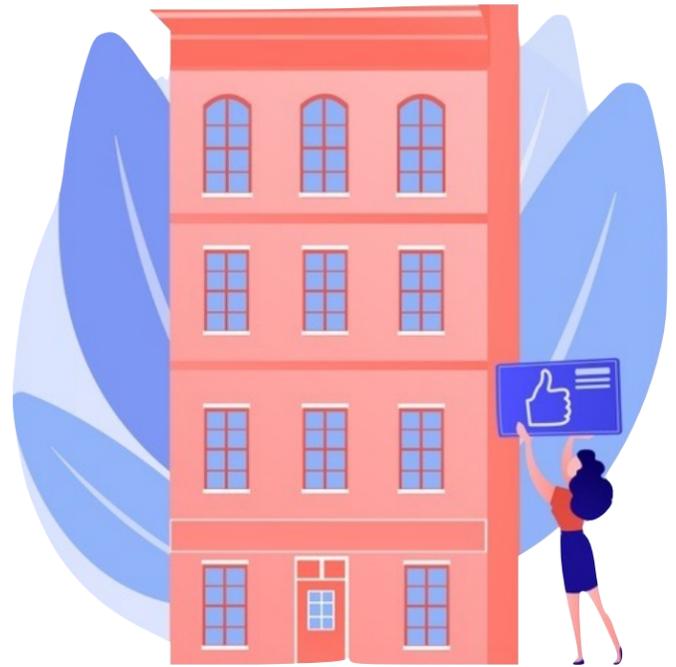


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Where can I find the RERA Rental Index?

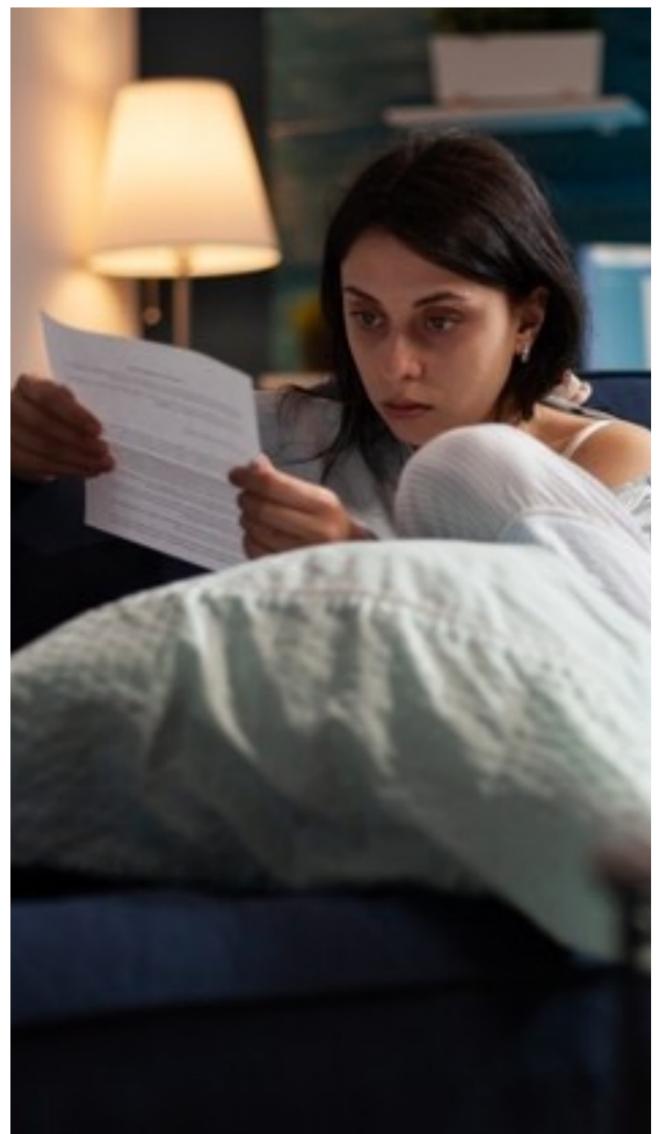
Individuals can access the Rental Index by Dubai Land Department (DED) at the below link;

<https://dubailand.gov.ae/en/eservices/rental-index/rental-index/#!/>



How much notice does my landlord need to give to evict me?

Unless specified and agreed to otherwise in the lease agreement, according to Article 25 (2) of Law No 33 of 2008 regulating relationship between Landlords & Tenants in the Emirate of Dubai (the "Tenancy Law"), in order to seek eviction of a tenant, the landlord must serve a **written notice with reason** for eviction at least **12 months** prior to the determined date of eviction and such notice must be sent through Notary Public or by registered mail.





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What are the valid reasons for an eviction notice?

In accordance to Article 25 (2) of the Law No 33 of 2008 regulating relationship between Landlords & Tenants in the Emirate of Dubai, the Landlord may request eviction of the real estate property upon expiry of tenancy contract exclusively in any of the following cases:

1. If the owner of the property wishes to demolish and rebuild the property or add new buildings that would prevent Tenant's use of the leased property, provided that necessary licenses are secured from Competent Authorities.
2. If the property's condition requires renovation or comprehensive maintenance, which cannot be executed while the Tenant is occupying in the property, provided that property's condition is established by technical report issued or approved by Dubai Municipality.
3. If the owner of the property wishes to restore the property for personal use or use by any of his next of kin of the first degree, provided that he proves that he does not own a suitable alternative property for that purpose.
4. If the owner of the property wishes to sell the rented property.



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We hope you enjoyed our Guide.

In the meantime, if you have any concerns or questions, please do not hesitate to reach out to us at info@legalcircle.co or +971-4-329-7055.

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