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Step-by-Step **Guide** for **Ending** a Tenancy Contract in **Dubai**

Introduction

Ending a tenancy contract in Dubai involves a structured legal process to ensure the rights of both the tenant and the landlord are protected. Whether you're vacating at the end of your contract, terminating early, or facing eviction, understanding your rights and obligations is crucial. This guide outlines the most up-to-date 2025 regulations, ensuring a smooth, compliant, and hassle-free exit from your tenancy.



1. Review Your Tenancy Agreement

Before taking any action, carefully check your contract for the following key details:

Early Termination Clause: If included, it will specify notice periods and penalties.

Notice Period Requirement: Tenants must provide 90 days' notice before contract expiry unless agreed otherwise.

Penalties for Early Exit: If leaving before contract expiration, you may need to pay up to two months' rent unless an exit clause exists.

Automatic Renewal Clause: If no notice is given, the contract automatically renews under the same terms.

2. Officially Notify Your Landlord

How to Serve Notice Properly

Written Notice: Always send written notification via email, registered mail, or notary public.

Landlord Acknowledgment: Ensure the landlord confirms receipt of your termination request.

Negotiation: If your contract lacks an early termination clause, discuss alternative solutions, such as finding a replacement tenant or negotiating reduced penalties.

3. Early Termination: Tenant Rights & Negotiation Strategies

If your contract does not include an early termination clause, tenants can still negotiate an exit by:

Finding a replacement tenant (with landlord approval).

Negotiating a partial penalty instead of the full two months' rent.

Using force majeure clauses in extreme cases (e.g., job loss, relocation).

4. Settle All Outstanding Payments

Payments to Clear Before Moving Out

Final Rent Instalment: Ensure all rent is paid up to the termination date.

Utility Bills: Clear DEWA, chiller, gas, and internet bills before handover.

Service Charges (if applicable): Confirm with building management that no dues remain.

5. Property Inspection & Repairs

Avoid Security Deposit Deductions

Pre-Handover Repairs: Fix any damages beyond normal wear and tear.

Deep Cleaning: Leave the property in move-in condition.

Appliance & Fixture Check: Ensure air conditioning, plumbing, and appliances are in good working order.

Final Inspection with the Landlord: Conduct a joint walkthrough to avoid disputes.

Take Photos: Document the condition of the property before handing over.

Security Deposit Deductions: Deductions can only be made for actual damages beyond normal wear and tear.

6. Cancel Ejari & Obtain Clearance

Ejari Transfer vs. Cancellation – Avoiding Unnecessary Costs

Instead of cancelling Ejari, tenants can request an Ejari Transfer if a new tenant is taking over the lease.

Benefits:

Avoid Ejari cancellation fees.

Save time by transferring the contract without extra documentation.

Ejari Cancellation Process

Required Documents:

- Original tenancy contract
- Emirates ID & Passport Copy
- No Objection Certificate (NOC) from Landlord
- Final DEWA Bill (Paid Status)

How to Cancel:

- Online via Dubai REST App.
- Visit a Real Estate Trustee Centre for manual processing.



7. Understanding Eviction & Termination Laws

When Can a Landlord Evict a Tenant?

- Personal Use or Selling the Property: The landlord must provide a 12-month eviction notice via registered mail or a notary.
- Demolition or Major Renovation: A 12-month written notice is required if significant construction work is planned.
- Failure to Pay Rent: If rent remains unpaid for 30 days after a legal notice, the landlord can file an eviction case.
- Illegal Eviction Prevention: If a landlord evicts a tenant citing "personal use" but re-rents the property within 12 months, tenants can file a compensation claim.



8. Handling Rental Disputes

If disputes arise, tenants can file a case with the Rental Dispute Settlement Centre (RDSC):

- Submit a complaint with supporting documents.
- Pay a 3.5% fee of annual rent (AED 500 minimum, AED 20,000 maximum).
- Resolution Timeline: Cases are typically resolved within 30 to 45 days.

9. DEWA, Chiller & Utility Refunds – Avoid Paying Extra!

Request refunds for:

- Security deposits paid to DEWA & district cooling providers.
- Overpaid service charges (if applicable).
- Internet/cable termination refunds (if pre-paid contracts were used).

Refund Process:

- Visit the respective service provider's office or portal.
- Submit a refund request along with your final bill and clearance letter.
- Refunds are typically processed within 7-14 working days.

10. Final Steps Before Vacating

- Key & Access Card Handover: Return all keys, security cards, and remotes.
- Landlord Clearance Letter: Obtain a letter stating all obligations are fulfilled.
- Bank Payments & Post-Dated Cheques: Cancel or retrieve any undeposited rental cheques

11. Protect Yourself Legally

- Keep Records: Maintain copies of emails, rent receipts, final clearance letters, and Ejari cancellation receipts.
- Use Official Channels: Communicate only through legal channels (registered mail, emails, or Dubai REST App).
- Seek Legal Help: If in doubt, consult a tenancy lawyer to ensure full compliance with Dubai's laws.



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Conclusion

By following these steps, tenants can legally and efficiently terminate their tenancy contract while protecting their financial interests. If disputes arise, Dubai's Rental Dispute Settlement Centre (RDSC) provides legal resolutions. For professional assistance, DubaiEsque offers expert real estate advisory services.

Contact DubaiEsque for Assistance

For expert legal guidance and real estate advice, contact DubaiEsque:

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Ensure a Smooth Tenancy Termination with DubaiEsque!