

Landlords not allowed to hike rent every year in Sharjah



LEGAL VIEW
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We are living in Sharjah in a one bed-room apartment. In December 2013, our landlord increased the rent by Dh6,000. Our tenancy contract period has ended and when we asked the landlord to renew it, he again demanded an increase in the rent. Can a landlord increase the rent each year? What should be our actions in this case? Should we go to court? Does Sharjah have a rent regulator?

It is understood that you are living in Sharjah in a one-bedroom apartment. It is further understood that the landlord of your apartment increased the rent by Dh6,000 in December 2013 and this year, he again seeks to increase the rent.

It may be noted that, in accordance with the recent directives of the Sharjah Municipality, a landlord may increase the rent for a leased property only three years after the commencement of the tenancy/lease contract. Thereafter, any further increase in rent may be effected at the end of two years. You may, therefore, try to prevail upon your landlord so as

not to increase the rent this year, as he had already done so last year.

Further, it is learnt that the Sharjah Municipality has a Rent Dispute Committee under its supervision, which acts as the forum for addressing all disputes relating to rental between landlords and tenants. All disputes pertaining to rents of leased properties must be filed with the Rent Dispute Committee.

In view of the above-mentioned conditions, it may be advised that if your landlord refuses to accept your request for a reprieve this year, or if there is no amicable settlement between you and your landlord on the issue of rent, you may consider approaching the Rent Dispute Committee of Sharjah Municipality.

Criteria for sponsoring parents
I am an Indian national. I am working as an Administrator in the Oil Sector. I have company accommodation and I have a tenancy contract. My mother is alone in India. My father is no more. Can I sponsor my mother's residence visa? What is the

salary criterion and other formalities?

It is understood that you are an Indian national employed by an entity in the UAE and it is further understood that you wish to bring your mother to reside in the UAE under your sponsorship as she is a widow living alone in India. It is further noted that your accommodation is paid by your employer and that the tenancy contract of your accommodation is in your name.

Pursuant to your question, it may be advised that you may obtain a UAE residence visa for your mother sponsored by you subject to the approval of the General Directorate of Residency and Foreigners' Affairs, and provided you fulfil the basic criteria to sponsor your parents in the UAE.

It is learnt that an expatriate living in the UAE on an employment visa must draw a minimum salary of Dh20,000 in order to sponsor his/her parents in the UAE. Alternatively, if the expatriate has a tenancy contract for a two-bedroom apartment, the minimum salary requirement is Dh19,000. It is further learnt that currently the General Directorate of Residency and Foreigners' Affairs in Dubai is approving application for parent's visa if the sponsor earns a salary of Dh7,000 per month (you may independently check this with the directorate). Further you should have a valid Ejari tenancy contract and a notarised and legalised death certificate issued by the authorities in India to confirm the demise of your father.

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