



The Complete Tenant's Guide to Renting in **Dubai**

By Artha Realty

Real advice. Real homes. Real relationships.



Introduction: Renting in Dubai the Smart Way

Dubai's rental market is diverse, fast-paced, and highly regulated — making it one of the safest and most transparent in the region for tenants.

Whether you're a first-time renter, an expat moving to the UAE, or simply relocating within the city, understanding your **rights**, costs, **and responsibilities** is key to avoiding stress and securing the right home.

This guide walks you through every stage — from preparation to renewal — so you can rent confidently, live comfortably, and protect your interests.

Section 1: Before You Start – Tenancy Readiness

Before viewing properties or signing contracts, ensure you have:

- **Valid Emirates ID** (or visa under process if you're new).
- **Residence visa** (sponsors or company-provided).
- **Bank account in UAE**: needed for rent cheques.
- **References (optional)**: previous landlord or employer letter.

Section 2: Understanding the Dubai Rental Market

Common Property Types

Category	Description
Apartments	Most popular; range from studios to penthouses.
Villas/Townhouses	Ideal for families; include gardens or pools.
Serviced Apartments	Furnished with hotel-like services; higher rent.

Lease Duration

- **Standard:** 12 months.
- **Short-term:** Daily, weekly, or monthly via DTCM-licensed operators only.

Payment Options

- Rent typically paid via **1 to 12 post-dated cheques**.
- Single-cheque payments may get a 3–5% discount.

Furnished vs Unfurnished

- Furnished: 10–15% higher rent but move-in ready.
- Unfurnished: lower rent; you handle white goods, utilities and furniture.

Section 3: Budgeting & Upfront Costs

Item	Typical Range	Notes
Security Deposit	5% (unfurnished) / 10% (furnished)	Refundable at move-out
Agency Commission	5% of annual rent (+5% VAT)	Paid once to licensed broker
Ejari Registration	AED 250	Mandatory under DLD
DEWA Deposit	AED 2,000–4,000 + VAT	Refundable
Chiller/AC Deposit	AED 1,000–2,500	Area dependent
Moving Costs	AED 1,000–3,000	Movers + cleaning

Tip: Budget about **10–12% of annual rent** for setup and first-month costs, to accommodate for the upfront costs.

Section 4: Avoiding Rental Scams

Dubai's rental market is safe but not immune to fraudulent listings. Stay alert:

Red Flag	What To Do
Agent won't show RERA ID	Verify license via DLD REST App
"Deposit before viewing"	Never pay without seeing the unit
Price is far below market	Cross-check on Bayut / Property Finder
Payment requested to personal account	Pay only to licensed company or landlord
Fake Ejari / unregistered lease	Confirm registration at dubailand.gov.ae

Golden rule: *If it's not on Ejari, it's not a valid tenancy.*

Section 5: Documents Every Tenant Should Receive

When renting, you are entitled to copies of:

- Title Deed** – proves ownership.
- Landlord's Emirates ID / company license.**
- Tenancy Contract** (RERA-compliant).
- Ejari Certificate** – official DLD registration.
- Deposit and rent payment receipts.**
- Move-in inspection report and key handover form.**

Section 6: Step-by-Step Rental Process

Step 1: Search & Inspect

- Visit the property physically.
- Check appliances, plumbing, cooling, balcony, and parking.

Step 2: Make an Offer

- Propose rent, number of cheques, and move-in date.
- Landlord can counter-offer.

Step 3: Sign the Tenancy Contract

- Standard RERA format.
- Must state rent, cheques, term (12 months), deposit, maintenance clause, and notice period.

Step 4: Register Ejari

- Required for DEWA, visas, or any future disputes.
- Register via DLD app or typing centers (AED 250).

Step 7: Move-In Inspection

- Document property condition with photos/videos.
- Sign **Move-In Checklist** jointly with agent or landlord.

Section 7: Your Rights as a Tenant

Right	Protection
Legal Ejari	Your tenancy is legally recognized under DLD.
Rent Protection	Landlord cannot raise rent mid-term.
Rent Increase Limit	Based on RERA Rental Index & capped by Decree No. 43 of 2013.
Privacy	Landlord must give notice before visits.
Notice Period	90 days for any change (renewal, increase, or non-renewal).
Eviction	Requires 12-month notarized notice by Dubai Court, for sale or self-use.
Major Repairs	Landlord responsible for structural maintenance or costs generally amounting to greater than AED 500 in apartments and AED 1,000 in Villas or Townhouses.

Section 8: Tenant Responsibilities

Responsibility	Details
Timely Rent Payment	Follow agreed cheque schedule.
Minor Repairs	Light bulbs, filters, small leaks.
Cleanliness	Maintain premises, avoid damage.
Utility Bills	DEWA, chiller, telecom in your name.
Respect OA Rules	Noise, pets, balcony use, waste disposal.
No Structural Changes	Painting or drilling requires approval.

Section 9: Maintenance – Who Pays What

Issue	Responsible
A/C compressor, plumbing leaks, major electrical faults	Landlord
Filters, switches, bulbs, minor leaks	Tenant
Pest Control	Landlord / Tenant
Damage due to negligence	Tenant

Tip: Report every issue in writing — email or WhatsApp — and keep screenshots as evidence.

Section 10: Rent Increases & Renewal

- Rent cannot be increased mid-contract.
- At renewal, any increase must follow the **RERA Rent Index and 90-day notice rule**.
- Use the **RERA Calculator** to check eligibility.
- You can renew directly through your broker or Ejari platform.

Negotiation Tips

- Check market rents on portals before renewal.
- Request repainting or maintenance in exchange for renewal.
- Renew early to avoid Ejari lapse (can delay DEWA or visa renewals).

Section 11: Early Termination or Exit

Situation	Tenant Options
Early termination (job loss, relocation)	Negotiate 1-2 month penalty or forfeited deposit (unless agreed clause).
End-of-term exit	Give 90-day written notice if not renewing.
Landlord eviction for sale/self-use	Requires 12-month notarized notice by Dubai Court.
Non-renewal	Tenant may vacate without penalty if notice given.

Before leaving, request:

- **Final DEWA/chiller bills**
- **Move-out inspection**
- **Deposit refund confirmation**

Section 12: Security Deposit & Refund

- Typically 5% (unfurnished) or 10% (furnished).
- Refundable **within 30 days of vacating** after inspection.
- Deductions allowed only for **actual damage beyond normal wear and tear**.
- Keep final inspection photos and payment receipts.

If disputes arise, you can escalate through RERA or **Rental Dispute Settlement Center (RDSC)**.

Section 13: Utility & Telecom Setup

DEWA

- Apply online or via typing center.
- Submit Ejari, Emirates ID, and contract copy.
- Deposit: AED 2,000 (apartment) / AED 4,000 (villa).

Chiller Providers

- Empower, Emicool, Tabreed (varies by community).
- Pay refundable deposit + connection fee.

Telecom

- du or e& (Etisalat) — Ejari required for new activation.

Section 14: Tenant Insurance (Highly Recommended)

Covers:

- Fire, water, or electrical damage to belongings.
- Personal liability (injury to others in your unit).
- Loss of rent due to disaster.

Section 15: Dispute Resolution (RERA & RDSC)

1. **Communicate in writing** with landlord or agent first.
2. If unresolved, call **RERA (800-4488)** for guidance.
3. File case at **Rental Dispute Settlement Center (RDSC)**:
 - o Filing fee: 3% of annual rent (max AED 20,000).
 - o Cases resolved typically within 30–60 days.
 - o Judgments enforceable by Dubai Courts.

Section 16: Tenant Checklists

Before Signing

- Verify agent RERA card
- Inspect unit personally
- See original Title Deed
- Confirm landlord authorization
- Review rent schedule & terms
- Register Ejari

Move-In

- Record photos/videos
- Check AC, plumbing, appliances
- Sign Move-In checklist
- Obtain key & parking cards

During Tenancy

- Keep receipts for all payments
- Track renewal date
- Report maintenance promptly

Move-Out

- Send 90-day notice
- Settle utilities
- Attend final inspection
- Request deposit refund

Section 17: For International & New Tenants

- **Ejari is essential** for visa, banking, and family sponsorship.
- **Currency:** Rent cheques must be in AED; foreign accounts not accepted.
- **Bank accounts:** open one before signing lease.
- **Furnished units:** confirm if DEWA and Wi-Fi are included.
- **Cultural norms:** noise restrictions, pet approvals, and dress codes in common areas.
- **Driving distances:** consider traffic time, not just kms.

Section 18: Legal References at a Glance

- **Law No. 26 of 2007:** Regulates landlord-tenant relations.
- **Law No. 33 of 2008:** Amendments to tenancy regulations.
- **Decree No. 43 of 2013:** Rent-increase percentage caps.
- **RERA Circular 2/2011:** Ejari mandatory registration.
- **Rental Dispute Settlement Center Decree (2017):** Dispute resolution framework.



Section 19: Tenant FAQs

Q1. Can my landlord raise rent without notice?

→ No. Only at renewal, with 90-day notice and within RERA limits.

Q2. What if my Ejari isn't registered?

→ Your lease isn't legally valid — demand registration immediately.

Q3. Who pays for A/C breakdown?

→ Landlord, unless caused by negligence.

Q4. Can I terminate early?

→ Only if your contract has an exit clause or with mutual agreement.

Q5. Can I sublet my flat?

→ Only with landlord's written approval and new Ejari registration.

Q6. What if landlord sells property mid-contract?

→ Your tenancy continues until expiry; buyer must honor it.

Section 20: Living Smart – Tenant Tips

- Keep rent cheques safe; bounced cheques are criminal offenses.
- Pay only to the landlord or licensed broker (never in cash).
- Save utility readings on move-in & move-out day.
- Keep Ejari copy for visa, driver's license, or family sponsorship.
- Respect community quiet hours and OA guidelines.
- Consider renting near your workplace or metro to reduce commute cost.

Section 21: Quick Reference Tables

A. RERA Notice Periods

Purpose	Notice Period
Rent Increase	90 days before renewal
Non-Renewal	90 days before expiry
Eviction (sale/self-use)	12 months via Notary
Payment Default	30 days legal notice

B. Maintenance Responsibility Split

Category	Tenant	Landlord
Minor fixes	✓	
Structural / major repair		✓
Pest Control	Shared	Shared
Paint at renewal		✓

Section 22: Artha Realty Tenant Assistance Promise

When you rent through **Artha Realty**, you gain access to:

- Verified listings with real photos.
- RERA-licensed agents.
- Transparent contracts and deposit handling.
- Assistance with Ejari, DEWA, and move-in.
- Renewal alerts and rent negotiation support.
- End-of-tenancy assistance and deposit tracking.

Because renting in Dubai shouldn't be stressful — it should be simple, transparent, and empowering.

Final Word: Rent Confidently, Live Freely

Dubai rewards tenants who stay informed.

Understanding your rights and responsibilities helps you enjoy a stress-free tenancy, free from surprises or disputes.

At Artha Realty, we stand for transparency and trust — because finding a home should feel as good as living in it.

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