

**Register on Ejari with the Unified Tenancy Contract.** Dubai residential leases use the Dubai Land Department **Unified Tenancy Contract** and register on **Ejari**. [2][3] In that contract the Arabic text prevails, and the landlord undertakes to register it on Ejari. [4] Law No. 26 of 2007 requires the lease to be in writing and registered with the Real Estate Regulatory Agency; a dispute over an unregistered lease is not heard (Art. 4). [1] Abu Dhabi uses **Tawtheeq**. Saudi Arabia uses **Ejar**. This file is a checklist. It is not those forms.

🔗 **Ejari – DLD:** <https://dubailand.gov.ae/en/eservices/register-renew-ejari-contract/>

🔗 **Unified Tenancy Contract:** <https://dubailand.gov.ae/en/eservices/ejari-templates/download-unified-ejari-tenancy-contract>

🔗 **Unified Tenancy Contract (PDF):** [https://dubailand.gov.ae/media/ivuhfjxa/ejari\\_unified\\_tenancy\\_contract.pdf](https://dubailand.gov.ae/media/ivuhfjxa/ejari_unified_tenancy_contract.pdf)

🔗 **DLD rental index:** <https://dubailand.gov.ae/en/eservices/rental-index/>

**Abu Dhabi:** register the lease on Tawtheeq. Registration is needed to connect utilities. [7]

**Saudi Arabia:** register the lease on Ejar. An unregistered lease does not produce administrative and judicial effects. [8][9]

**Qatar, Bahrain, Kuwait, Oman:** under review. No article number is stated. [10][11][12]

## Dubai tenancy contract

A checklist for a Dubai residential tenancy: parties, property, rent, deposit, term and notice. It does not replace the DLD Unified Tenancy Contract registered on Ejari. Replace every [placeholder].

### 1. Parties

Landlord: [name], ID/CR [●], address [●], represented by [●] (if an agent, attach the authority).

Tenant: [name], ID [●], address [●].

### 2. Property and use

[Type: apartment/villa], unit no. [●], building [●], address [●], title deed no. [●], area [●] m<sup>2</sup>, furnishing [furnished/unfurnished], parking [●]. The property is leased for residential use by the Tenant and family members [names/number] only.

### 3. Term, rent and deposit

Term: [●] months/years from [date] to [date]. The term must be specified (Law No. 26 of 2007, Art. 5).

Annual rent [amount], payable in [●] instalments on [dates] by [method]. Security deposit [amount], refundable within [●] days after handover, less documented amounts due.

#### 4. Registration on Ejari

The Landlord shall create the official contract from the DLD Unified Tenancy Contract and register it on Ejari within [●] days of signing, and give the Tenant a copy of the registration certificate.

#### 5. Utilities and maintenance

[Electricity/water/cooling/internet/service charges] are paid by [party]. The Landlord handles [structural/major] repairs and the Tenant handles [minor/routine] repairs, as listed in [schedule].

#### 6. Alterations and subletting

The Tenant shall not alter the property or sublet or assign it without the Landlord's prior written consent.

#### 7. Renewal, notice and eviction

A party who does not want to renew, or wants to change the terms, notifies the other in writing at least 90 days before expiry (Law No. 26 of 2007, Art. 14). The lease may end early only in the cases set by the applicable law, including the eviction cases in Art. 25, or as agreed here: [●].

#### 8. Governing law, language and signatures

Governed by the laws of the Emirate of Dubai. Disputes over unregistered leases are not heard (Art. 4). The Unified Tenancy Contract refers disputes to the Rental Dispute Center. Arabic and English, with Arabic prevailing.

**Landlord:** name [●] · signature [●] · date [●]

**Tenant:** name [●] · signature [●] · date [●]

## Dubai notes

What Law No. 26 of 2007 and the DLD unified form support. [1][2][3][4]

| Item                     | What the text states                                                                                                                                        |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Registration             | Leases must be written and registered with RERA; disputes over unregistered leases are not heard (Art. 4). Registration is through Ejari. [1][2]            |
| Term and renewal         | The term must be specified (Art. 5); renewal is covered by Art. 6. [1]                                                                                      |
| Notice                   | 90 days' notice before expiry to amend the terms or not renew (Art. 14). [1]                                                                                |
| Eviction                 | The eviction cases are set out in Art. 25. [1]                                                                                                              |
| Rent increases           | Governed by the law and Decree No. 43 of 2013; check the DLD rental index. [4][5]                                                                           |
| Unified Tenancy Contract | The Arabic text prevails; the landlord undertakes to register on Ejari; the tenant may not sublet or assign without the landlord's written approval. [3][4] |
| Representatives          | Registering through a representative requires an official power of attorney. [2]                                                                            |

## Abu Dhabi, Saudi Arabia and other GCC

These filings are not this template. [7][6][8][9]

| Place                        | What to do                                                                                                                                                                                   |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Abu Dhabi                    | Tawtheeq. The landlord or property manager registers on a standardised form; registration is needed to connect utilities. [7] Law No. 20 of 2006 and its amendments, published by ADREC. [6] |
| Saudi Arabia                 | Ejar. An unregistered lease does not produce administrative and judicial effects. The Ejar electronic contract is an enforceable instrument. [8][9]                                          |
| Qatar, Bahrain, Kuwait, Oman | Under review. No article number is stated. [10][11][12]                                                                                                                                      |

## About this template

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## Sources

- [1] Dubai Legislation Portal, Law No. (26) of 2007 regulating the relationship between landlords and tenants in the Emirate of Dubai (PDF) [https://dlp.dubai.gov.ae/Legislation%20Reference/2007/Law%20No.%20\(26\)%20of%202007.pdf](https://dlp.dubai.gov.ae/Legislation%20Reference/2007/Law%20No.%20(26)%20of%202007.pdf)
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- [5] Dubai Land Department (DLD), Rental index <https://dubailand.gov.ae/en/eservices/rental-index/>
- [6] Abu Dhabi Real Estate Centre (ADREC), Tenancy rules and regulations [https://adrec.gov.ae/en/rules\\_and\\_regulations/tenancy](https://adrec.gov.ae/en/rules_and_regulations/tenancy)
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- [8] Ejar, Regulatory FAQ (Cabinet Decision No. 292 of 16/5/1438H) <https://www.ejar.sa/ar/faqregulation>
- [9] Ejar, Electronic lease contract service <https://www.ejar.sa/en/service/355294>
- [10] Al Meezan (Qatar Legal Portal), Law No. 4 of 2008 on property leasing <https://www.almeezan.qa/LawArticles.aspx?LawArticleID=75041&language=ar&lawId=3982>
- [11] Bahrain eGovernment portal, Lease contract registration e-service [https://services.bahrain.bh/wps/portal/LeaseContractReg\\_ar](https://services.bahrain.bh/wps/portal/LeaseContractReg_ar)
- [12] Muscat Municipality, e-services portal <https://eservices.mm.gov.om/>
- [13] UAE Legislation, Federal Decree-Law No. 25 of 2025 (Civil Transactions Law) <https://uaelegislation.gov.ae/en/legislations/4011>