

Residential House Rental Dispute Handling Procedure

Description

By DMLF Team

The Rent Control and Administration Proclamation Number 1320/2024 (hereafter referred to as this Proclamation) governs the lessor and lessee relationship when it comes to residential house rent. The Proclamation is done on May 9th 2024. The focus of this article is on disputes resolution procedures incorporated in the proclamation. The Proclamation introduced three tiers of dispute resolution mechanisms namely the regulatory body, grievance hearing committee and competent court of law. Each of these organs shall be briefly discussed here below.

Regulatory Body

Regulatory Body (RB) refers to the designated body by the Regions for control and administration of rent. Any dispute arising from or related to the enforcement of this Proclamation shall be submitted to the RB. The method of submission of the complaint shall be in writing. Together with the written complaint the applicant has to attach the registered rent agreement, rent transfer receipt and any other document requested by the RB. The applicant has a duty to submit the complaint within 30 days from the occurrence of the event that gave rise to the complaint. Then the RB must investigate the complaint and pass a decision within 30 working days, as per Article 22(2) of the Proclamation.

Grievance Hearing Committee

Grievance Hearing Committee (GHC) accepts application from any aggrieved party, who is dissatisfied by the decision of the RB. The application to the GHC has to be filed within 15 working days from the date the decision is received by the party. The GHC shall pass a verdict on the RB decision either fully or partially approving or dismissing. Such a verdict by the GHC shall be the final administrative decision.

Competent Court of Law

Any person who disagrees with the GHC's verdict has the right to appeal to a court that has jurisdiction. This competent court of law will render a decision within 30 days from the date of the court receiving the appeal. The decision of the court shall be final.

Conclusion

The Rent Control and Administration Proclamation introduced a unique form of procedure for resolution mechanism for disputes arising on residential house rent disagreements. The dispute resolution mechanism includes both administrative and judicial interference.

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