

Tenant Rights & Rent Agreement Guide

Know Your Rights as a Tenant

By NyayaNow - Simple & Trusted Legal Guidance

Essential Tenant Rights

- 1. Right to Written Agreement:** Always insist on written rent agreement
- 2. Right to Peaceful Possession:** Landlord can't disturb you during tenancy
- 3. Right to Privacy:** Landlord must give notice before visiting
- 4. Right to Basic Amenities:** Water, electricity, maintenance
- 5. Right against Illegal Eviction:** Can't be thrown out without notice
- 6. Right to Security Deposit Return:** Get deposit back when vacating
- 7. Right to Repairs:** Essential repairs are landlord's responsibility

What Must Be in Rent Agreement?

Clause	Details
Parties	Names of landlord and tenant
Property Details	Complete address, description
Rent Amount	Monthly rent clearly stated
Security Deposit	Amount, refund conditions
Lock-in Period	Minimum tenancy period
Notice Period	How much advance notice
Maintenance	Who pays for what
Termination	Conditions to end agreement

Important: Rent Agreement Registration

Why Register? Legal proof, court admissible, protects both parties

Who Pays? Usually shared between landlord and tenant

Cost: Stamp duty (varies by state) + registration fee

Where: Sub-registrar office in your area

Documents: ID proofs, address proofs, property documents, photos

Duration: Usually 11 months (to avoid high stamp duty)

Common Tenant-Landlord Disputes

- **Deposit not returned:** Take photos before vacating, give written notice
- **Sudden eviction:** Illegal without proper notice and court order
- **Rent increase:** Must be as per agreement or reasonable
- **Maintenance issues:** Put complaints in writing
- **Entry without permission:** Landlord must give 24-hour notice
- **Subletting:** Need landlord's written permission

What to Do Before Signing Agreement

1. Read Everything

Don't sign without reading all clauses

2. Verify Ownership

Check if landlord owns property

3. Check Property

Note any damages, take photos/videos

4. Negotiate Terms

Rent, deposit, lock-in, notice period

5. Get Witnesses

Two witnesses should sign

6. Keep Copies

Get your copy of agreement

7. Register

Highly recommended for legal protection

How to Get Security Deposit Back

Before Vacating:

- Give proper notice as per agreement
- Clear all pending rent and bills
- Repair any damages you caused
- Clean the property
- Take photos/videos as proof

During Handover:

- Do joint inspection with landlord
- Get written acknowledgment
- Return all keys
- Get deposit refund in writing

If Landlord Refuses:

- Send legal notice
- File case in small causes court
- Submit copy of agreement and proof of deposit

Important Documents to Keep

- ✓ Original rent agreement
- ✓ Rent receipts (all months)
- ✓ Security deposit receipt
- ✓ Utility bills
- ✓ Photos/videos of property condition
- ✓ All written communication with landlord
- ✓ Bank transfer records

Tenant-Landlord Dispute?

Contact NyayaNow for FREE guidance

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