

" HOW TO GET YOUR RENT DEPOSIT RETURNED"



➤ Here is the procedure to follow where a landlord avoids returning a security deposit at the expiration of a rent contract.

✓ Please ensure that you have a UAE Smart Pass account for easy access to the ADJD digital service.

(Step 1): Where the rent contract states that the deposit will be returned after (X) number of days – you will need to wait until this period is over.

Otherwise, send a 'Legal Notice' (preferably using eservices on the ADJD website for a fee of AED 400) seeking return of the deposit.

See the information at this link:

<https://www.adjd.gov.ae/EN/Pages/legalnoticess.aspx>

After 5 days have passed and if the deposit has not been returned, you can make an application to the court.

(Step 2): Go to (<https://www.adjd.gov.ae/EN/Pages/EServiceDirectory.aspx>) select 'Courts', then 'Rental' and then 'Lessee'

The interactive case registration system will ask you to input information. Select 'Other' to complete the relevant details for "Deposit Return".

❖ In response to 'Legal Basis' insert "Article 17 of ADJD Resolution No. 25 of 2018" and ensure you attach the following documents with the application:

- 1) Emirates ID copy, or Passport page with Residence Visa;
- 2) Copy of Tawtheeq Agreement;
- 3) Proof of security deposit payment (receipt, or tenancy contract if there is no receipt);
- 4) The Legal Notice that you sent to the landlord requesting the return of the deposit.

❖ You should add any additional evidence to confirm that there is no outstanding amount owed by you to the landlord, such as:

- 1) ADDC clearance with an up-to-date or final bill;
- 2) Gas and chilled water clearance or up-to-date bills;
- 3) Any evidence of the condition of the villa/apartment such as a move-out inspection report.

➤ **Ask for the court fees to be added to the rent deposit amount.**

- ✓ Once everything is submitted, you can proceed to making payment of the court fees. This will be 3% of the total amount being claimed (cases of specified value) with a minimum of AED 100 for small claims.

(Step 3) : There is no requirement for a hearing. Where the judge is satisfied with the evidence submitted, he/she can issue a payment order within three days.

(Step 4) : You can open a file with the Enforcement division using eservice under “Application for the registration of a payment order”. They will notify the landlord and usually allow 14 days for compliance before taking formal action to recover the amount for you.

❖ **Note:**

The landlord has 15 days to lodge a grievance, or to appeal the judgment. An appeal will result in the case being listed for a remote hearing. There will be no additional fee for you to pay, but you will be asked to attend. You may choose to rely on written submissions only (provided in Arabic and English).