



# **Lease Agreements under Lebanese Law**

**(Including rent freeze and rent reduction)**

# Definition:

- A lease agreement is a mutual agreement between two parties, the lessor and the tenant. The agreement should define the premises, the amount of rent to be paid and the duration of the lease (Art 533 of the Code of obligations and Contracts).

# The amount of rent:

- The agreement should specify when and where the rent should be paid.
- The amount of rent should be fixed for the whole duration of the lease.

# Duration of the lease:

- The parties are free to agree on the different terms of the agreement except for duration.
- In residential premises, even if the duration of lease is less than 3 years, Lebanese Law considers the lease agreement valid for a minimum of 3 years (exception: seasonal lease and lease agreement for premises offered by the employer to the employee, with or without rent).

# Written/verbal lease agreements

- It is possible to establish a valid lease agreement verbally. Sufficient proof of a concluded lease agreement is the tenant's occupation of the premises handed over by the lessor.
- Same conditions apply for both written and verbal lease agreement (rent, duration, termination...)

# Termination of the agreement.

- The parties can terminate the lease agreement at any time by mutual agreement.
- The tenant can terminate the lease agreement when the initially agreed period ends.
- Before the end of agreement in case the lessee/tenant fails to fulfil certain obligations.

# No termination of the agreement:

- In case the lessor sells the property to a third party,
- In case of the lessor's death.
- In such cases the contract remains valid.



# **Tolerance situations:**

## **(including the occupancy free of charge modality)**

- Not defined by the Lebanese Law.
- Practice of courts defines the terms and conditions for these type of contracts.

# Definition:

- It is a situation where a real estate owner would allow another person to occupy his/her property for free.
- A tolerance contract can be verbal or written. If it is verbal, the fact of occupying the property for free and for a certain period of time with the prior approval of the owner is enough to prove the existence of the contract.

# Termination:

- The contract is terminated when the contract period ends. The legal procedures should be followed in order to evict the person occupying the property.
- In case the parties didn't agree on a period, the owner can terminate the tolerance situation at any time (through legal procedures).



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