

The Law of lease and the Housing Demand for the Population of Al Salt City: A Survey Study of Manshia and Shafa Alamerien

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Abstract

This study aimed to analyze the effect of the Jordanian landlords and rented law in fulfilling the residential need for the inhabitants in al-Manshia and shafa alamerieh in Al-salt city in particular and in Jordan in general through determining and measuring the consent of the citizen about the Jordanian landlord and rented law, which is one of the most important laws that determined and organized the ownership and renting the residential unit in Jordan .

The study used Chi square method to investigate the study hypothesis .

The study concluded that the current landlords and rented law doesn't achieve a balance in the relation between the owner and the renter in the study area, after the contract became a code for the two contracting parties, This law actually encourages the owners to build for rental purpose, it also encourages the rented to own habitations after the

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For the paper in Arabic see pages (425-455).

legalized protection is raised on them, and there is one voice between two parties to determine the period (extension) of the lease.

The study recommended to review the controversial cases to create a balance in relation between the owner and the rented in terms of respecting the sake of the two contracting parties with granting them the right of determining the rent provided that the law should intervene in determining the period of the extension of the lease, the study suggested to issue a guidebook include the rights and the obligations of the parties through the legalized texts that dominate the relation between them, and the procedures that must be taken when a conflict occurred between them, it also recommended to establish a private courts to judge the owning and the rent cases within apparent mechanisms to face the huge of the expected cases by the beginning of the application of the law in 2010.