

# Eviction for non-payment of rent



## Legal basis of the petition of Eviction for non-payment of rent

Eviction for non-payment of rent is about commercial real estate lease agreements that were concluded before 1376. The tenant is obliged to pay the rent of the property with business right at a certain time in the lease, and after the end of the lease agreement and the continuation of the lease relationship, to pay the same amount of rent to the landlord at the end of each month, within ten days.

Now, if the tenant does not pay the rent on time, an official declaration (in case the lease is normal or there is no lease) or a notification from the office about the formal lease will be sent to him by the landlord and a ten-day deadline. It is

given to him to pay overdue installments. In case of non-payment of rent with late payment, the landlord can file an eviction lawsuit for non-payment of rent.

If the tenant finds a violation, the court will issue a decision to vacate the property and give the tenant a deadline to vacate the property and deliver it to the owner within a period of not less than 10 days and not more than 2 months.

## **The parties to the lawsuit of Eviction for non-payment of rent**

The landlord or the owner of the property who is seeking to vacate, as the plaintiff, must file a lawsuit on behalf of the tenant.

## **Competent reference for consideration**

However, eviction claims are within the jurisdiction of this authority under the Dispute Resolution Council Act; However, due to the fact that this type of eviction related to the property has the right to do business, the court in this case is the court that is located at the location of the property.

## **How to implement the court decision in**

When the decision to vacate the goodwill due to non-payment of rent is issued, it is sent to the Judgment Enforcement Unit to enforce the judgment and the execution of civil judgments within the time limit set by the court, without receiving an amount as the right of business from the landlord, will evict the property.