Section 7 of the guide: Renting out an apartment in Dubai: what landlords need to know, from the first tenant to renewal

6. Evicting a tenant

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

You cannot evict a tenant just because the contract has ended. Under Law No. 33 of 2008, eviction at the end of the contract is allowed only for the reasons the law sets out: selling the apartment, the landlord or a first-degree relative moving in, or demolition or major renovation. Each reason has conditions. When the reason is the landlord or a relative moving in, the landlord must show that they own no other property suitable for that purpose. Demolition and rebuilding need approvals from the authorities, and major renovation needs a technical approval from Dubai Municipality that the work cannot be done while the tenant is living in the apartment. The notice is 12 months, and it must be sent through a notary or by registered post. A notice by email or WhatsApp does not meet the requirement, and a 90-day notice is not enough for eviction. A landlord who takes the apartment back to live in it, or for a relative, cannot let it to anyone else for at least two years. Disputes with a tenant go to the Rental Disputes Centre.

The full guide on the site: u810properties.com/en-guide-renting-out

Renting out in Dubai for the first time?

Tell me about the apartment, and we will go through the steps together, from the first tenant to renewal.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not legal advice. Before sending an eviction notice or raising the rent, check your specific situation with the relevant authority or a lawyer.