

Regulating Private Residential Tenancy in Ethiopia: an Empirical Study in Bahir Dar Town

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Background of the Study

Housing tenure in Ethiopia: Currently we have the private tenure(self owned or rented), public sector, associations, real estate developers.

The government is striving to solve the housing problem through constructing condominiums.

The private rental sector is the neglected housing tenure in Ethiopia.

Statements of Problems

- Should the private rental housing sectors run their activities on their own ways or should they be regulated by governmental authorities?
- What kinds of mechanism are being used to regulate the activities of the landlords ?

Objectives of the Study

- The main objectives of the research is to:
 - assess whether there are the relevant laws, regulations and directives, and concerned administrative institutions which intend to regulate the relationship between tenants and landlords.
 - Explain whether there is a need to regulate private residential tenancy, if yes which issues should be regulated and how?

Significance of the Study

- In general the study will help to suggest feasible solutions in order to alleviate existing problems in private rental sector.

Research Methodology

- **Both primary and secondary data.**

In order to get first hand information

- Questioners(Structured and semi-structured and open ended question) was used to gather information from tenants and landlords who are residing in four 'kebeles ' of the town
- Interview was held with public officials.

Research Findings:

- There is no pertinent governing law except the 1952 civil code of Ethiopia.
- There is unbalanced bargaining power between parties
- There are no institutions specifically designed for supervising/entertaining the issues of tenancy.

- There is no records of those privately rented dwellings
- The private rental tenure is also known by its expensive rental amount with frequent or high increments(No guidelines) and less tenure security
- Tenants are subjected to different kinds of restrictions or limitations on their enjoyments of the property
- There is no feasible attempt on the part of the government to regulate private rental sector.
- Thus this housing sector is the neglected housing tenure in Ethiopia and detached from a direct government involvement

Recommendations

- The law making organ should enact clear, and an up to date legislations
- The government should establish relevant administrative institutions which are entrusted with the power to register privately built rental houses and make supervisions to assure its habitability
- For the purposes of enhancing accessibility to justice, and for efficiency reason the government should establish tenancy tribunals
- The government should involve in controlling the amount of rent and its rate of increment.