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Landlord Rights Lagos, Nigeria. Information Guide:

In Lagos, Nigeria, landlords have certain rights and entitlements under the law. These rights provide them with legal protections and enable them to effectively manage their properties. Here are some key landlord rights in Lagos:

Right to Collect Rent:

Landlords have the right to collect rent from their tenants as agreed upon in the tenancy agreement. They can set the rent amount and stipulate the payment terms and due dates.

Right to Evict:

Landlords have the right to evict tenants in certain circumstances, such as non-payment of rent, breach of tenancy agreement, or expiration of the lease term. However, eviction must be carried out in accordance with the provisions of the Lagos State Tenancy Law, which sets out the procedures and notice requirements for eviction.

Right to Set Rules and Regulations:

Landlords have the right to establish reasonable rules and regulations for their properties. These may include guidelines on noise levels, pets, property maintenance, parking, and other matters that ensure the peaceful and orderly occupation of the premises.

Right to Access the Property:

Landlords have the right to access the rented property for specified purposes, such as conducting repairs, inspections, or property maintenance. However, they must provide reasonable notice to the tenant before entering the premises, except in cases of emergencies.

Right to Recover Damages:

Landlords have the right to recover damages caused by tenants, either through deliberate actions or negligence. This may include damages to the property, unpaid rent, or expenses incurred due to repairs or cleaning necessitated by the tenant's actions.

Right to Select Tenants:

Landlords have the right to choose their tenants based on criteria such as creditworthiness, rental history, references, and other lawful considerations. They can conduct tenant screening processes and reject potential tenants who do not meet their requirements.

Right to Terminate Tenancy:

Landlords have the right to terminate a tenancy in accordance with the provisions of the Lagos State Tenancy Law. They can issue a notice of termination when a tenant violates the terms of the tenancy agreement or fails to comply with legal obligations.

It is important for landlords to familiarize themselves with the Lagos State Tenancy Law and other relevant regulations to ensure they exercise their rights within the confines of the law. Additionally, landlords should seek legal advice and follow proper procedures when dealing with tenant-related matters to avoid potential disputes or legal complications.