

File eviction enforcement proceedings

Description of Service:

This service enables customers to file eviction enforcement proceedings on the judgment, having enforcement seal on, issued by First Instance Tribunals or appeal the decisions to Appellate Courts.

Customer may choose one of the motions:

1. **Stay of Proceedings:** Stay enforcement proceedings because of settlement, payment, temporary suspension of proceedings pending Appeal decision, having the judgment repealed in Appeal or an injunction in process.
2. **Continuation of Proceedings:** Following a decision on appeal, injunction, or scheduling a new date for eviction following the dossier is filed.
3. **Rebate or Valuation:** Enabling a bailiff to visit enforcement premises to estimate goods and chattels that are not priced before.
4. **Receipt or Return:** Enabling the Enforcement Defendant or occupant of the premises to receive unattached personal goods and chattels
5. **Appoint or Replace a Receiver:** Appoint or replace a receiver
6. **Respite Motion:** Enforcement Defendant shall submit a respite motion to settle the matters with Enforcement Claimant or shall vacate the leased property.
7. **Motion Facilitating Commission of an Expert:** The expert shall visit the premises along with a bailiff and police to carry out his commission.
8. **Request of Photocopy, Amendment or Certificate:** Request to obtain photocopy of the inventory, the enforcement writ, or the certificate of "to whom it may concern" to be submitted to competent authorities

Required Documents:

1. A copy of judgment stamped with Enforcement Seal
2. A copy of Enforcement Writ detailing the claims mentioned in the dispositive part of the judgment.
3. A passport copy of Enforcement Claimant
4. A passport copy of Enforcement Defendant, if he/she is a natural person, in accordance with dispositive part of the judgment, along with residency (for expatriate) and a copy of Emirates ID.
5. A copy of Commercial License if the lessor is a legal entity (company or establishment) and a copy of license holder's passport (if available).
6. Personal data of Enforcement Claimant and Enforcement Defendant (landline, mobile, email)
7. Details of leased property, its type and Makani Number (if available)
8. A copy of lease (Ejari) and previous leases
9. All documents must be submitted in Arabic or legally translated into Arabic.
10. A copy of inheritance certificate for the heirs if (Lessor) is deceased.
11. A copy of Power of Attorney attested by Notary Public for legal agent and Emirates ID.

Service Charges:

Fees	Description	Amount	Currency
Fees	1% of the annual lease amount		
	Service	100	AED

Registration of Power of Attorney (if applicable)	25	AED
Knowledge	10	AED
Innovation	10	AED
If the suit includes additional claims, surcharge thereof shall be calculated according to the type of claims.		AED

Channels Offering Service:

Name of the Channel	Working Hours	Service Duration
Rental Disputes Center (Disputes and Lawsuits Registration Section)	From 07:30 to 14:30 (Sunday to Thursday)	20 Minutes

Beneficiaries:

Lessor, Lessee, Property Management Company, and Law Firms

Priority service to one of these categories:

Individual with Special Needs – Dakhr Card Holders

Responsible Department:

Central Support Department

Contact Us:

Call Center 8004488

Email: info.rdc@rdc.gov.ae