

Ending a lease early in Jordan: a summary

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A summary of what Jordanian law says when a landlord or tenant wants to end a lease before the agreed term, and what to agree in writing. General information to read before you speak to a lawyer.

The term is what the lease says

- Leases made on or after 31 August 2000 are governed by their own terms and end when the agreed term ends. If the lease says it renews automatically, it renews once for the same term unless the tenant notifies the landlord before the original term ends. ^[Owners and Tenants Law 11/1994, art. 5(b)]
· checked 31 Oct 2026]
- A lease ends at the end of the agreed term unless renewal was agreed; if the tenant stays on with the landlord's express or implied consent, the lease is treated as renewed on its original terms. ^[Civil Code 43/1976, art. 707 · checked 31 Oct 2026]
- The laws we checked give neither side a general right to walk away before the term ends. An early exit is therefore something to agree in the lease or in a written agreement between the parties.

When the law allows the lease to end sooner

- If the landlord does not repair a defect that affects the use of the property, the tenant may ask the court to rescind the lease, or for permission to repair it and recover the cost. ^[Civil Code 43/1976, art. 681 · checked 31 Oct 2026]
- The landlord may seek eviction on the grounds the law lists, such as unpaid rent after a notarial notice and fifteen days, unauthorised subletting or damage. ^[Owners and Tenants Law 11/1994, art. 5(c) · checked 31 Oct 2026]
- A tenant may sublet only with the landlord's permission or approval. ^[Civil Code 43/1976, art. 703 · checked 31 Oct 2026]

Ending it by agreement

- Agree the end date, the rent due up to that date and what happens to the deposit, in writing, signed by both.
- A change to a registered lease is registered too. ^[Lease Contracts Regulation Law 3/1973, art. 6 · checked 31 Oct 2026]
- Hand the property back with a signed handover report and the meter readings.
- If the landlord refuses to take the property back at the end of the term despite a notarial notice, the tenant may ask the urgent-matters judge to deliver it to the court. ^[Owners and Tenants Law 11/1994, art. 20 · checked 31 Oct 2026]

What Hagzi does and does not do

- This page is a free summary. Hagzi does not give legal advice and is not a party to any lease.

Questions about ending a lease early in Jordan

Can a tenant leave before the lease ends?

The laws we checked give no general right to do so. Check what the lease says, or agree the early end in writing with the landlord.

Is there a fixed penalty for ending a lease early?

The laws we checked set none. Any penalty or notice period is whatever the lease says.

Can a tenant end the lease if the landlord will not repair the property?

The tenant may ask the court to rescind the lease, or for permission to repair it and recover the cost, if the landlord does not repair a defect that affects its use.^[Civil Code 43/1976, art. 681 · checked 31 Oct 2026]

Sources

- Owners and Tenants Law No. 11 of 1994 and its amendments (Arabic): hjoujlaw.com
- Jordanian Civil Code No. 43 of 1976, Ministry of Justice (Arabic): www.moj.gov.jo
- Real Estate Lease Contracts Regulation Law No. 3 of 1973: hjoujlaw.com

The legal references in this document were checked on 31 Oct 2026. Laws and fees change: verify them before relying on this document.

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