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Course: Research methodology.

Level: HND1.

My topic is:

EFFECT OF LANDLORD AND TENANT RELATIONSHIP ON RESIDENTIAL PROPERTIES IN UYO LOCAL GOVERNMENT AREA.

## 1.2 STATEMENT OF THE PROBLEM

The management of public housing by many estate owners, landlords and caretakers in most developing countries, including Nigeria is often bedeviled by poor maintenance, high rentals and more often than not, tenants are unsatisfied with their dwelling units. These factors plus poor or no tenancy agreements between landlords and tenants contribute towards the general decline of public housing (Hegedus& Mark, 2004).

Drafting of a comprehensive tenancy agreement requires the services of a competent lawyer, who will concisely spell out the duties and responsibilities of both the landlord and the tenant is sometimes ignored by some landlords or not drafted at all. In the absence of a comprehensive tenancy agreement, conflict and soar relationship between the landlord and the tenant my arise, when one party is not satisfied with the conduct of the other.

From previous research works, it has become clear that non fulfilment of obligations binding on relationships can have a drastic effect. For there to be a proper conveyance of title or right to occupy in the case of a residential property by a landlord to a tenant, there are obligations binding on both parties that must be met (Basorun, 2012).

This binding factor which is called 'rent' on the part of the tenant has a bigger effect as to whether it will last long or not. On the part of the landlord is the obligation to lease or withhold the property. Rent as a determinant in this relationship can be a constraint due to a survey conducted in 2011 by Dele Taiwo Associates an Estate Management firm with offices round Nigeria.

There are challenges posed by these factors. Challenges such as eviction, withholding of a right to legal habitation of the property in exchange for “valuable consideration” (i.e., rent) paid

to the landlord, has affected the relationship between the landlord and the tenant for various reasons ranging from non communication of position by the landlord in case of renovations or nonpayment of rent as at when due by the tenant. Most tenants especially in residential properties ignore their obligation to pay utility bills and other bills binding on them by virtue of occupying the property. All these have played a huge role in affecting the relationship between the landlord and the tenant especially in uyo.

### 1.3 OBJECTIVES OF THE STUDY

The main aim of the study is to examine the effects of landlord and tenant relationship on residential property.

Specific objectives of the study are:

- i) To examine the extent in which landlord and tenant relationship could improve residential properties in Ife TeAnambra.
- ii) To examine factors that has militated against cordial relationship between landlord and tenants.
- iii) To propose ways of improving landlord and tenant relationship as to better residential property.

### 1.4 RESEARCH QUESTIONS

The following research questions were developed to assist the researcher in achieving the objectives of the study:

- i) To what extent can landlord-tenant relationships affect residential properties?
- ii) What factors militate against the cordial relationship between landlords and tenants?
- iii) What better ways can landlord-tenant relationships be enhanced?

