

Tenancy law in Cyprus **[Το Δίκαιο της Ενοικίασης στην Κύπρο]**

**Evrripides Hadjinestoros - Charikleia Theodoulou - Charilaos Velaris -
Anastasios Anastasiou - Tonis Kyriakides - Stella Damianou**
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This is a relatively comprehensive yet concise handbook on the law of tenancy in Cyprus, appropriately prefaced by the President of the Rent Control Court, Mrs. Lefkia Kammitisi. The handbook consists of nine chapters, each offering a compact overview of both statutory provisions and case law, accompanied by analytical critique where applicable.

Chapter One introduces the development of rent law in Cyprus, referring to both statutory rent control tenancies (*ενοικιοστάσιο*) and conventional tenancies.

Chapter Two focuses on conventional tenancies, and discusses, *inter alia*, periodic tenancies, the registration of leases, and the rights and obligations of both registered owners and tenants. It also addresses the demanding issue of lawful termination periods for periodic tenancies and examines, in some detail, the conditions required for a valid notice of termination.

Chapter Three deals with the Rent Control Act (*θέσμις ενοικίαση*), which is inherently complex and thus requires deeper analysis. It sets out the legal requirements for a tenancy to fall under the Rent Control regime and outlines the jurisdiction of the Rent Control Court.

Chapter Four then addresses the legal concept of a licence —an often misunderstood area. I consider this a particularly tricky subject, and, in my view, the authors have addressed it thoroughly and appropriately, in line with the aims of the handbook.

Chapter Five, the longest chapter in the book, examines the exceptions under the Rent Control Act that allow for the termination of a protected tenancy and the eviction of the tenant. As with earlier chapters, relevant case law and thoughtful critique are included.

Chapters Six and Seven deal with the conditions under which an eviction order

may be amended or cancelled, particularly in cases where the order was obtained through false representations.

Chapter Eight discusses the suspension of eviction orders, providing helpful insight into this frequently litigated issue.

The handbook concludes with Chapter Nine, which addresses the determination of rent in both conventional and rent control tenancies. This is one of the more substantial chapters and includes references to technical aspects of rent assessment.

Overall, the book deals fairly extensively with the provisions of Rent Control in Cyprus and, to a lesser extent, with conventional tenancy agreements governed by Contract Law —comparatively a more straightforward form of tenancy. In my humble opinion, this handbook is a commendable piece of work, and it is certainly worth highlighting for its well-structured and accurate coverage of the full range of tenancy relationships recognised by Cypriot law, including licences and periodic tenancies.

Most importantly, it definitively succeeds in fulfilling its purpose as a handbook. It serves not only as an accessible introduction for readers unfamiliar with this area of law, but also as a practical guide for those seeking to deepen their relevant knowledge or engage with tenancy-related matters in everyday legal practice.

Although I am of the view that the Rent Control Act is, in some respects, outdated and perhaps overly restrictive of landlords' rights —particularly in matters of tenancy termination and rent determination— the authors, quite fairly, chose not to address these broader policy concerns. Instead, they remained focused on presenting the core principles of tenancy law in Cyprus, in line with the purpose of the work. That choice reflects the practical and educational nature of the book and is, in my opinion, entirely justified.

In conclusion, I consider this book an outstanding collaborative effort —both sufficiently well-written and researched. It is a valuable contribution to the legal literature on Cypriot tenancy law and one that I fully recommend to both legal professionals and students alike.

Anastasia Papamichael