



Leasing a rented building

Fatwa no. 19702:

Q: I hope that Your Eminence will explain to me the ruling on the following matter; if an owner of a building wants to rent all the flats in his building so as not to bother himself with the individual tenants of each flat, so he leases it to one person and allows him to rent the whole building for one hundred thousand riyals. After that I rented the building as flats or separate rooms and furnished it with fine carpets, furniture and refrigerators etc. Actually I rented the building for one hundred and fifty thousand riyals, and after deducting the wages of those responsible for cleaning and the security persons, there remains a sum of money. Is that remaining profit lawful for me to take, especially that I presented all the required services for the residents and did not fall short in any, rather

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they thanked me for my efforts. If I followed the same way in more than one building and after a period of time I managed to collect a considerable sum of money, is that not better than depositing such money in a bank or investing it in a project which I can not control. Kindly give me your Fatwa (legal opinion issued by a qualified Muslim scholar) in this regard. May Allah guide you.

A: Whoever rents a building may sublet it to someone else for the same price as that for which he rented it, or more or less than that, and for the same time period as that agreed upon or less, not for more as that may cause harm, because he has the right to make use of the thing that he has rented. Therefore it is permissible for him to make use of it himself or let someone else make use of it, unless the owner has made a condition that the renter may not transfer it to someone else, or he may not rent it to those who practice certain professions or occupations. In this case both parties are bound by the conditions that they have agreed upon. May Allah grant us success! May peace and blessings be upon our Prophet Muhammad, his family and Companions!

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