

# **A Comparative Study of the Term of Termination in the Nature of the Rental Contract in Iranian Legislation and Egyptian Rules**

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Rent is based on the definition of Article 466 of the Civil Code of Iran is an agreement by the tenant owns the same interests as the tenant, rents the landlord and tenant as tenants, and rents the same as the tenant. Thus, the lease is an agreement by which one of the parties acquires the interests of the same tenant in exchange for a specified period of time. Article 558 of the Egyptian Civil Code also provides a roughly similar definition of the lease. Considering that the rental agreement, like all other contracts, may lead to termination, the present research is descriptive-analytic and with the aim of comparative study of the termination of the term in the nature of the lease contract in Iran's laws and Egyptian laws. In our law, the effect of termination of a rental agreement is like any other contract with the future and does not dissolve the lease the beginning. Even if it has been canceled since the beginning of the contract, because before the termination, the marriage is correct and has all its effects, but in Egyptian law, in contrast to our rights, they have given rise to an effect on the termination of the marriage, And it is made the beginning, because it is said that the termination of the marriage and the return of each of them to the opposite side indicates that the beginning, the transfer of each of the voters to the opposite party has been without foundation. Consequently, with the termination of the marriage, the voters must be completely returned to the opposite party with all the benefits and representations derived them as well as the legal rules derived them. The Law on Landlord and Tenant Relations, approved in 1362, stipulates in 4 articles (10 to 6) the cases of cancellation of tenancy by the tenant and the beneficial owner, in accordance with Article 6 of the said law, the tenant, if the same tenant does not comply with the provisions specified in the lease; In cases the tenant's right of cancellation is fulfilled in accordance with the terms of the tenancy, and if the rent is

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**in full or in the event of failure, in such a way as to cause a breach of benefit and can not be remedied, it can cancel the lease. The cases in which the landlord can cancel the lease is set forth in Article 8 of the Act.**

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