

Thesis Title : Problems on Consumer Protection Laws: Study on Residential Lease Agreement

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ABSTRACT

Currently, there is no law to force anyone to sign residential agreement except only some cases that were required by laws and no standard form for residential lease agreement. Therefore, party has freedom to set up lease condition. Generally landlords have more control power than tenants. Since landlords has more power and able to set unfair agreement term and condition in lease agreement without any concern on fairness. The objectives of this thesis focus on problems on consumer protection laws which are not protect the tenant's right as the consumer.

Documentary Research found out that some of the unfair condition terms in residential lease agreement have a lot of differences. For examples, landlords require high amount of rental deposit without any appropriate reasons, the high rate of interest in case tenants fail to pay in time with no legal right, increasing lease with no limitation, and the calculation of damage is not appropriate as well as the Civil procedure act and Civil procedure for consumer case act are lacking of usefulness for tenants.

There are methods that could use to help prevent residential lease problems before any conflicts occur, the Consumer Committee should announce for residential lease agreement to be Control contract, release the Residential Act or improve the Civil procedure for consumer case act. All of above that have been mentioned are aiming to set out fairness and protect both parties and also to become social standards for the public.