Ghana Tenant Rights — Quick Guide

Your key protections under the Rent Act, 1963 (Act 220) · from apartments.com.gh

Rent advance	For a long-term tenancy a landlord may **not** demand or collect more than **six (6) months' rent in advance**. Asking for 1–2 years up front is a **criminal offence**.
If a landlord demands more	Gather evidence (messages, receipts), then report to the **Rent Control Department**. Penalties for offenders can include fines or **up to two years in prison**.
Rent increases	Increases should be reasonable and properly notified. If you believe an increase is arbitrary, you can challenge it at the Rent Control Department.
Eviction	A landlord **cannot** lock you out, remove your belongings or cut utilities to force you out. Lawful eviction must go through the proper process (Rent Control Department / court) with due notice.
Your tenancy agreement	Get the terms in writing — rent, advance, duration and what's included. Registering your tenancy with the Rent Control Department helps if a dispute arises.
Deposits & bills	Agree in writing who pays utilities and how any deposit is handled and refunded. Keep every receipt.

Heads-up: reform is coming

On 26 June 2026 the government told Parliament it is replacing the Rent Act, 1963 and the Rent Control Law, 1986 with a single new **consolidated Rent Act**, aimed at stronger protection for tenants. It is proposed but **not yet passed** — the rules above are the law until it is.

This is general information, not legal advice. Confirm your situation with the Rent Control Department or a qualified lawyer. Browse verified rentals and read the full guide at **apartments.com.gh**.