

## ABSTRACT

Isnatul Fitriyah. Of 2012. The Room Lease Agreement Implementation Kos Against Student UIN Malang Maulana Malik Ibrahim Judging from the Regulations No. 8 of 1999 on Consumer Protection and the Law of Islam. Thesis. The Sharia Business Law Department, Faculty of Sharia, Islamic State University of Maulana Malik Ibrahim Malang. Dra. Jundiani SH., M.Hum

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Keywords: Lease Agreement, the Consumer Protection

In a lease contract execution, can be seen from the element of consent and covenants in the bond "*qabul*". Therefore, before reaching an agreement to consider lease terms and harmony in a dorm room. *Ijarah* contract is a form of exchange of the object of particular benefit to the exchange with. *Sighat* in practice lease contract can be done in a dorm room, writing, oral, action and gesture. In BW lease contract described in section 1233 Civil Code. Consumer protection is an effort to ensure legal certainty to provide legal protection for consumers.

The purpose of this study was to determine the interpretation of the agreement on the terms agreed by the parties. Legal Description of the equality relationships, rights and obligations of both parties.

As for the methods of research, the kind of sociological or empirical legal research because researchers describe in detail about a situation or a phenomenon of the research object. The research approach used sociological approach, the data source or sources of primary data directly from the source of the first and secondary data sources or data supplement. The method used is observation, interview and documentation. While the analysis of data using a qualitative analysis, which emphasizes the analysis of qualitative research on the process of deductive and inductive inference and the analysis of the dynamics of relationships are of scientific logic.

Based on the results of research on the conclusions obtained, the execution of the contract rent dorm rooms for students of Maulana Malik Ibrahim UIN Malang is simply the traditions of the students came to the boarding house owners if they match a price that the tenant rent (student UIN Maulana Malik Ibrahim Malang) directly gives the owner an advance boarding. *Ijarah* contract agreement is not in accordance with the principles of Shari'ah ie *luzum* contract / no change and the principle of transparency. Contract language used is Indonesian and Javanese. Review of Law No. 8 of 1999 is the absence of an initial agreement if the agreement during the semester holidays for one or two months mentioned paying boarding facility, although not used, it is not compatible with the third chapter on the rights described in Article 4 of the consumer.