

LAW 403
Semester Assignment 1

Implement the IRAC technique on the following case.

Formatting:

Title of the assignment: IRAC Analysis

Referencing: APA format (in text citations, alphabetical reference list on new page)

The rest of the formatting is the same as previous assignments.

1. Name, ID, Course code, Section – top left hand corner of your page (size 12)
2. Title – Centre, Underlined, Bold (size 14)
3. Paragraph – indented (use your tab button to get the perfect indent) (size 12)
4. Spacing between lines: 1.5
5. Save as: Name Student ID LAW 403 Sec. XX

Case:

Facts:

Sandra, Louise, and Patricia – American and British nationals – were looking for an apartment to share in the following year in Riyadh, Saudi Arabia. They found an advert online for a two-bedroom apartment, and decided to contact the owner. Patricia could not attend due to travel, so Sandra and Louise went together. They met the owner and current tenants, and viewed the property. Before leaving, a verbal agreement was made that Sandra and Louise would take the apartment, subject to final checks. As well as this, they agreed with the current tenants to take over all their furniture at a cost of 19,000 SAR. Patricia decided not to join the other two ladies as she changed companies and was required to stay in the company accommodation. She did not sign any paperwork and the other two agreed that she was not going to live with them. Following an additional meeting, a breakdown of the contents of the apartment and a background check, Sandra and Louise signed the contract, with Sandra as the main contact. Both ladies signed their names, and wrote their iqama numbers on the contract. The contract was only in Arabic, which

nether lady could read, and there was no translator available on the day. In addition to this, the contract end date was before the start date.

Three months later, the ladies returned to Saudi Arabia after their vacation; however, rather than moving into the apartment as planned, both decided to stay in their current, separate accommodation. They told the landlord that they would not be moving into the apartment nor would they be purchasing the furniture as planned. The landlord threatened them with legal action, as they had signed the contract. Both ladies offered to pay three months' rent while he looked for new tenants. The landlord refused, stating that they had to pay for the full year up front and pay the 19,000 SAR for the furniture. The ladies refused to do so.

The landlord proceeded with a legal case, and took the ladies to court. It was found that Louise's iqama number had been written incorrectly, and her name and signature were indecipherable. As well as this, Sandra had been the main signatory, and as her details were still legible, court proceedings began. During this period, the landlord had sold all the furniture, and installed new, paying tenants into his apartment. After two years, the court case is still ongoing as Sandra argues that he found tenants and sold the furniture, so she should not have to pay the full year's rental agreement; and the ladies had offered to pay a token amount to cover their costs.

Make sure to include the following in your IRAC Case Brief.

Issue:

Rule:

Analysis:

Conclusion:

References: