



In the name of His Highness Sheikh Tamim bin Hamad Al Thani,
Emir of the State of Qatar

Neutral Citation: [2026] OIC (F) 55

IN THE QATAR FINANCIAL CENTRE
CIVIL AND COMMERCIAL COURT
FIRST INSTANCE CIRCUIT

Date: 13 August 2026

CASE NO: CTFIC0050/2026

TASMEEM LLC

Claimant

v

REGUS AL JAIDAH BUSINESS CENTRE LLC

Defendant

JUDGMENT

Before:

Justice Fritz Brand



Order

1. The Defendant is directed to pay to the Claimant the amount of QAR 1,522.60 together with interest on that amount, calculated at the rate of 5 % per annum from 19 July 2026 to the date of payment, forthwith.
2. The Defendant is directed to pay the reasonable costs incurred by the Claimant in these claims. The quantum of such costs is to be determined by the Registrar if not agreed.

Judgment

1. This is a request for default judgment pursuant to article 22 of the Court's Rules and Procedures (the '**Rules**'). The Claimant is a company registered in the Qatar Financial Centre ('**QFC**'). The Defendant is a corporate entity established in the State of Qatar but not within the QFC. Broadly stated, the Claimant's case is that:
 - i. On 3 June 2025, it entered into a commercial desk space agreement with the Defendant (the '**Agreement**'). In terms of the Agreement, it paid a security deposit of QAR 1 522.60 to the Defendant.
 - ii. The lease contract expires on 31 July 2026, and all rental obligations have been fulfilled in full by the Claimant. On 1 July 2026 the Defendant, however, issued an invoice demanding a fee for "*office restoration*", which was unwarranted because these restoration fees were never agreed upon and because the space is a shared co-working desk to which no alterations have been made by the Claimant.
 - iii. Yet, so the Claimant contends, the Defendant is using this unauthorised invoice as a pretext to unlawfully withhold the Claimant's security deposit of QAR 1522.60, which is legally due for a full refund upon contract expiration. Accordingly, the Claimant is entitled to payment in an amount of QAR 1,522.60
2. This Court has jurisdiction under article 8(3)(c)(4) of the QFC Law as amended (Law No. 7 of 2005), which states that the Court has jurisdiction over:

Civil and commercial disputes arising from transactions, contracts or arrangements taking place between entities established within the QFC



and...entities established in the state but outside the QFC, unless the parties agree otherwise.

3. Whereas:

- i. The claim was formally served on the Defendant on 19 July 2026 in accordance with the provisions of article 18 of the Rules.
- ii. The Defendant failed to file and serve a Defence within the 14-day period during which it was allowed to do so under paragraph 8 of Practice Direction No. 1 of 2022 on Small Claims.
- iii. Part of the claim is for specified amounts of money as contemplated by article 22.2 of the Rules.
- iv. Article 22.5 of the Rules states:

The default judgment shall include the names of the parties, the amount awarded (if applicable), and confirmation that it was issued due to the Defendant's failure to file a Defence. No further reasons shall be stated in the judgment.

4. The Claimant's further claim for an order declaring the invoice for office restoration null and void falls outside the ambit of Article 22. Accordingly, I hereby grant an order for payment of the Claimant's claim for QAR 1,522.60 sought without further reasons.

By the Court,



[signed]

Justice Fritz Brand



A signed copy of this Judgment has been filed with the Registry.

Representation

The Claimant was self-represented.

The Defendant did not appear and was not represented.

