

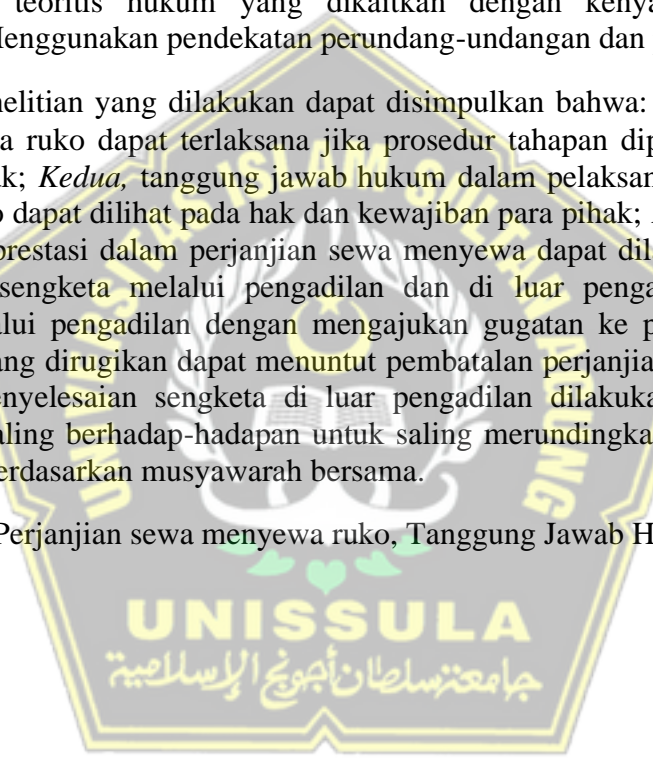
## ABSTRAK

Perjanjian lahir karena adanya ketidaksamaan kepentingan oleh beberapa pihak. Perbedaan konsep tersebut kemudian dinegosiasikan untuk menciptakan bentuk-bentuk kesepakatan yang akan dituangkan dalam klausul hubungan kontraktual. Penelitian ini mengangkat bagaimana perspektif hukum dalam pelaksanaan, tanggung jawab hukum para pihak, serta penyelesaian sengketa perjanjian sewa menyewa ruko di kota Pati.

Penelitian yang dilakukan adalah penelitian yuridis empiris, permasalahan dikaji secara teoritis hukum yang dikaitkan dengan kenyataan yang ada di masyarakat. Menggunakan pendekatan perundang-undangan dan pendekatan fakta.

Dari penelitian yang dilakukan dapat disimpulkan bahwa: *Pertama*, perjanjian sewa menyewa ruko dapat terlaksana jika prosedur tahapan dipahami secara benar oleh para pihak; *Kedua*, tanggung jawab hukum dalam pelaksanaan perjanjian sewa menyewa ruko dapat dilihat pada hak dan kewajiban para pihak; *Ketiga*, penyelesaian sengketa wanprestasi dalam perjanjian sewa menyewa dapat dilakukan melalui cara penyelesaian sengketa melalui pengadilan dan di luar pengadilan. Penyelesaian sengketa melalui pengadilan dengan mengajukan gugatan ke pengadilan negeri di mana pihak yang dirugikan dapat menuntut pembatalan perjanjian disertai ganti rugi. Sedangkan penyelesaian sengketa di luar pengadilan dilakukan para pihak yang bersengketa saling berhadap-hadapan untuk saling merundingkan agar mendapatkan kesepakatan berdasarkan musyawarah bersama.

**Kata Kunci:** Perjanjian sewa menyewa ruko, Tanggung Jawab Hukum



## ABSTRACT

The agreement was born because of the unequal interests of several parties. The different concepts are then negotiated to create forms of agreement that will be stated in the contractual relationship clause. This study raises the legal perspective in the implementation, the legal responsibilities of the parties, as well as the settlement of disputes regarding the rental agreement for shop houses in the city of Pati.

The research conducted is empirical juridical research, the problem is studied theoretically by law which is related to the reality that exists in society. Using a statutory approach and a fact approach.

From the research conducted, it can be concluded that: First, the shop-house rental agreement can be implemented if the stage procedure is understood correctly by the parties; Second, the legal responsibility in implementing the shophouse rental agreement can be seen in the rights and obligations of the parties; Third, the settlement of default disputes in the lease agreement can be done through dispute resolution through the courts and out of court. Settlement of disputes through the courts by filing a lawsuit to the district court where the injured party can demand the cancellation of the agreement accompanied by compensation. Meanwhile, out of court dispute resolution is carried out by the disputing parties face to face to negotiate with each other in order to obtain an agreement based on mutual deliberation.

**Keywords:** Shophouse Lease Agreement, Legal Liability