It is שבת to rent the space from an א"י even on שבת (as it is not a transaction for מתר but a transaction done to make a היכר in order to allow carrying).

If several people (ישראלים) live in one חצר adjoining the חצר of an א"י, only one needs to rent out the space.

One house in a חצר can be רשות, meaning, although he does not join in the עירוב, by negating his רשות he allows other residents of the חצר to carry from their own houses to the חצר and to each other's homes. Similarly, one חצר can be מבטל its it is joined with other עירוב in an עירוב, for example, two חצר that are joined in an עירוב, an inner חצר and an outer חצר may be it's חצר.

If there are two houses, each on one side of a ruin, and one side forgot to join in the עירוב, that side can be רשות it's השטל, thereby allowing the other house to still carry to and from the ruin.