



**Located
in the
Student
Support
Centre**

10 LEGAL RIGHTS YOU HAVE AS A TENANT

**If you rent from
a private landlord
and you have an assured
shorthold tenancy agreement.**



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1. **Information about your tenancy.** If you ask your landlord, s/he must write to you setting out some of the basic facts about your tenancy – the date your tenancy started and the rent and, if appropriate, any provision for increasing the rent and the length of your tenancy agreement.
2. **Address for your landlord.** Your landlord must ensure you have an address in England or Wales where you can write to her/him.
3. **Deciding who comes into your home.** You have the right to decide who can come into your home. The landlord does not have the right to enter without your invitation, although you must also allow reasonable access for repairs to be carried out.
4. **Your right to remain in your home.** Your landlord can only evict you if s/he gets a court order. Even then, you have right to stay until s/he gets a bailiff's warrant.
5. **The end of a fixed-term tenancy.** If you have a tenancy for a fixed period (eg for 6 or 12 months) you do not have to move out when that period ends. If you do not sign a new agreement, your tenancy automatically becomes a 'periodic' tenancy. Your landlord can only evict you by serving notice and then getting a possession order.
6. **Your right to fill in a form.** A minority of landlords make life difficult for tenants, e.g. by constantly visiting at unsocial hours or by cutting off the gas and electricity. It is illegal to harass or illegally evict you.
7. **Your right to live in a safe home.** If bad housing conditions are putting your health or safety at risk, you can get help and advice from the council's Environmental Health team. If you have gas, your landlord must arrange for the appliances to be inspected every year by a Gas Safe registered engineer.
8. **Your right to have repairs carried out.** Your landlord is responsible for many repairs, including to the boiler, heating, roof and windows. If there is disrepair, inform the landlord straight away – preferably in writing. It is relatively easy to legally evict private tenants so you need to consider the risk that your landlord may take steps to evict you rather than do the work.
9. **Protecting your deposit.** For tenancies starting on or after 6 April 2007, your deposit must be protected in a government-approved scheme. If the landlord or agent does not do this, the court can order your landlord to pay you compensation.
10. **Record of payments.** This is not a right, but it is important! Your landlord only has to give you a rent book if you pay your rent weekly. If possible pay your rent through a bank or post office, or by cheque, so you have a record of payment. If you pay in cash, always ask for receipts.