

---

STATUTORY INSTRUMENTS

---

**2006 No. 1459**

**The Private Tenancies (Northern Ireland) Order 2006**

**PART II N.I.**

**OBLIGATIONS OF LANDLORDS AND TENANTS**

*Repair and maintenance*

**[<sup>F1</sup>Landlord's duties: fire, smoke and carbon monoxide alarms N.I.]**

**11B.**—(1) The landlord under a private tenancy must keep in repair and in proper working order—

- (a) sufficient appliances for detecting fire or smoke, and for giving warning in the event that they are detected, and
- (b) sufficient appliances for detecting whether carbon monoxide is present at levels that are harmful to people, and for giving warning if it is.

(2) The Department may by regulations set minimum standards for the purpose of determining whether the duties under paragraph (1) have been complied with.

(3) The standards that may be set under paragraph (2) include standards as to the number, type and condition of appliances that should be installed in circumstances specified in the regulations.

(4) A landlord who fails to comply with a duty under paragraph (1) is guilty of an offence under this Order.]

---

**Textual Amendments**

- F1** Arts. 11A-11F inserted (28.4.2022 for specified purposes) by [Private Tenancies Act \(Northern Ireland\) 2022 \(c. 20\)](#), **ss. 8(2)**, 14(2)(d)

**Changes to legislation:**

There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006, Section 11B.