

SCHEDULE

PART IV

ADDITIONAL INFORMATION TO BE INCLUDED IN A RENT BOOK SUPPLIED IN CONNECTION WITH PREMISES LET UNDER A PROTECTED SHORTHOLD TENANCY

General

1. Your tenancy is a protected shorthold tenancy, under the terms of the Housing (Northern Ireland) Order 1983. This is a form of protected tenancy where the initial term of the tenancy is limited to between 1 and 5 years. Your rent must be registered with the Housing Executive. You may also be obliged to pay the annual rates on your tenancy. You can ask an independent rent assessment committee to reassess your rent in certain circumstances, for example, if your tenancy is in poor repair or if you have carried out significant repairs or improvements yourself.

Repairs to registered restricted shorthold tenancies

2. If your tenancy was previously let as a restricted tenancy your landlord has very limited repairing obligations but you can get help from your district council for some items of disrepair.

Regulated Rent Certificate

3. If your home meets the Fitness Standard and is then inspected and approved by your district council, your landlord can apply to have your tenancy changed to a regulated shorthold tenancy. This is likely to affect the amount of rent you have to pay.

Repairs to registered regulated shorthold tenancies

4. If your tenancy was previously let as a regulated tenancy, you and your landlord have repairing obligations that form part of your tenancy agreement. Unless your tenancy agreement states otherwise, your landlord is responsible for the exterior and structure of your home (including walls, roof, chimney, guttering, doors, windows etc.) and for installations which supply water, gas, electricity and sanitation (including baths, sinks, and WC's). You are responsible for the maintenance and decoration of the interior; all glass, including window glass; open fireplaces, including tiles; and for clearing blockages to sinks, drains, gutters etc. If you need to have repairs carried out you should contact your district council who will inspect your home and issue a Certificate of Disrepair, requiring either you or your landlord to carry out the necessary repair work.

Further information

5. If you have queries regarding your rent, contact the Housing Executive, Private Sector Unit, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB, Tel (028) 9031 8773.