



Tenancy agreements

A tenancy agreement is a contract between you and your landlord. It sets out your legal rights and responsibilities as a “tenant” (the person living in the house), and the legal rights and responsibilities of the “landlord” (the person who owns the house).

Your tenancy agreement will include rules about:

- Whether you are allowed to let other people stay in the house
- How long the tenancy will run for
- How much the rent is
- Whether the rent includes any services such as gas, electricity and water.

The agreement will also state how much notice you need to give the landlord if you want to end the agreement and leave move out.

Some of your rights and responsibilities as a tenant	
You must...	Your landlord must...
Pay your rent	Give you notice of any rent increase
Look after the property	Repair and keep the property and its facilities in good working order (e.g. gutters, drains, heating system, bath, electric wiring)
Not damage the property or its fixtures and fittings	Not discriminate against you as a result of your sex, race, disability, sexuality or religion
Ask permission to decorate or make other changes/improvements	Have gas appliances checked annually by a registered gas safety engineer



Things to do before you move in

- Check that the oven, fridge, shower, toilet and taps are all working as they should
- If anything is broken, tell the landlord and agree a repair/replacement. If you don't tell your landlord straight away they might think that you have broken it when you report it later
- Make sure that the property is clean. The landlord should ensure that everything is reasonably clean before you move in
- Get an emergency contact number for the landlord so that you can contact him/her if there is an urgent problem.

If you are in dispute with your landlord contact the Citizens Advice Bureau for advice. There is lots of additional information on www.citizensadvice.org.uk