

Renting - Rights and Responsibilities

You have the right to:

- **Your landlord's contact details**

You should be able to contact your landlord directly or the managing agents about any problems.

- **Live in a house which is habitable**

Your landlord is legally obliged to keep in good repair the roof, gutters, drains, walls, boiler, toilets, sinks, and shower or bath.

- **24 hours notice if your landlord needs to come round (unless it is an emergency)**

This also applies to your letting agents, workmen and any potential tenants viewing the property.

- **See a copy of the annual gas safety certificate**

- **See a copy of the Energy Performance Certificate (EPC)**

- **Have your deposit protected, and information about who is protecting it**

It is your money and you have the right to have it returned, so long as you have not caused damage to the property or owe any money. Your landlord can only take money out to cover any financial loss caused by the tenants.

- **Receive a copy of DCLG 'How to rent checklist' booklet**

- **Live in the house for the length of your contract**

Your landlord can only tell you to move out early if there is a valid break clause, through mutual agreement to 'surrender' the tenancy or by going to court to get a possession order. This will only be granted automatically if you are in at least two month's rent arrears

You have a responsibility to:

- **Let your landlord/agent know of any repairs that need doing**

Do it in writing and take photos so that you have evidence of when you let them know.

- **Abide by the terms of your contract, as long as they are fair**

This could include things like not smoking in the house, maintaining the garden or ensuring that waste is correctly disposed of.

- **Carry out basic maintenance**

You would be expected to replace lightbulbs, washers, alarm batteries and unblock drains if clogged by a tenant or guest

- **Keep the house in reasonable condition and ensure that the landlord's property does not deteriorate beyond normal use**

Any damage caused by you or your guests can be deducted from your deposit.

- **Not cause nuisance to surrounding neighbours**

Excessive noise at any time of the day or night can be deemed anti social and can be investigated by Environmental Health. Also the University may be contacted and may discipline students who are in contravention of the student conduct policy.

- **Manage your waste and recycling effectively**

- **Pay your rent on time, and pay the bills until the end of your contract**

If you are on a joint contract then you are all liable