

What is your landlord responsible for

Your landlord has certain responsibilities

- From October 2015 all new tenants or those renewing a fixed term must be given a “How to rent” guide. Landlords must always ensure that the booklet provided is the most up to date copy.
- Most landlords must protect your deposit
Your landlord must protect your tenancy deposit with a UK government-approved deposit protection scheme if you are an assured shorthold tenant. Your landlord must carry out most repairs

Landlords are responsible for most repairs to the exterior or structure of a property. Landlords are also responsible for keeping the equipment for supplying water, gas and electricity in safe working order. Tenants often have responsibility for some minor repairs and maintenance.

- Your landlord must meet safety standards, they must:
 - Get a gas safety certificate for every gas appliance they provide
 - Ensure that any necessary work identified by gas engineers is done
 - Ensure furniture meet fire safety standards
 - Ensure electrical equipment provided is safe

Most private landlords are also responsible for installing smoke alarms on each floor of your home and carbon monoxide detectors in rooms with a coal fire or wood burning stove.

- Your landlord must follow the rules on rent
Landlords have to tell their tenants when the rent is to be paid and how it should be paid, for example by cash or cheque or into a bank account. They can't refuse to accept the rent from their tenants. Your rent can be increased but only at certain times during the tenancy and only in certain circumstances.
- Your landlord should not disturb you
Landlords may need access to the property to inspect it and do repairs but they must let you live in your home without unnecessary interference.

Your landlord can't come into your home whenever they want. They should always give you reasonable notice and arrange a suitable time if they need to visit, unless there's an emergency.

- Your landlord must not harass you
Your landlord, or anyone employed by them, should not harass you in your home or make it difficult for you to stay there. They could do this by entering your home without your permission, visiting at unsuitable times or stopping you from using the water or electricity.
- Your landlord must serve you with valid notice if they want you to leave
Most landlords must give at least some written notice and get a court order to evict their tenants. If a landlord tries to force a tenant to leave without following the correct procedure they may be carrying out an illegal eviction. This is a criminal offence, which can lead to fines or imprisonment.