


# Landlords Rights & Responsibilities

As a landlord you have certain legal responsibilities

- From October 2015 all new tenants or those renewing a fixed term must be given a "How to rent" guide. You must always ensure that the booklet provided is the most up to date copy.  
[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/484335/How\\_to\\_Rent\\_October\\_2015\\_FINAL.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/484335/How_to_Rent_October_2015_FINAL.pdf)
- You must protect the deposit  
You must protect the tenancy deposit with a UK government-approved deposit protection scheme. For more information see [Paying for a Bond/Deposit](#)
- You must carry out most repairs  
As a landlord you are responsible for most repairs to the exterior or structure of a property. You are also responsible for keeping the equipment for supplying water, gas and electricity in safe working order.
- You must meet safety standards. These include:
  - Having 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.

- You must follow the rules on rent  
You have to tell your tenant when the rent is to be paid and how it should be paid, for example by cash or cheque or into a bank account. You can't refuse to accept the rent from your tenant. The rent can be increased but only at certain times during the tenancy and only in certain circumstances.
- You should not disturb your tenant  
You may need access to the property to inspect it and do repairs but you must let your tenant live in their home without unnecessary interference.  
  
You cannot come into the tenant's home whenever you want. You are required to always give reasonable notice and arrange a suitable time if you need to visit, unless there's an emergency.
- You must not harass your tenant  
You, or anyone acting on your behalf should not harass your tenant in their home or make it difficult for them to stay there. This includes entering their home without permission, visiting at unsuitable times or stopping them from using the water or electricity.
- You must serve you the tenant with valid notice if you want them 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.



To get further advice on your rights and responsibilities as a landlord you can contact the Housing Options team on 01204 335900.