

Tenant & Landlord's rights and responsibilities

Your rights and responsibilities

You have certain rights and responsibilities if you're a tenant in privately rented property.

Your rights

As a tenant, you have the right to:

- live in a property that's safe and in a good state of repair
- challenge excessively high charges
- know who your landlord is
- live in the property undisturbed
- see an Energy Performance Certificate for the property
- be protected from unfair eviction and unfair rent
- have a written agreement if you have a fixed-term tenancy of more than 3 years

If you have a tenancy agreement, it should be fair and comply with the law.

Your responsibilities

You should give your landlord access to the property to inspect it or carry out repairs. Your landlord must give you at least 24 hours' notice and visit at a reasonable time of day, unless it's an emergency and they need immediate access.

You must also:

- take good care of the property, for example turn off the water at the mains if you're away in cold weather
- pay the agreed rent, even if repairs are needed or you're in dispute with your landlord
- pay other charges as agreed with the landlord, for example Council Tax or utility bills
- repair or pay for any damage caused by you, your family or friends
- only sublet a property if the tenancy agreement or your landlord allows it

Your landlord has the right to take legal action to evict you if you do not meet your responsibilities.

Your landlord's safety responsibilities

Your landlord must keep the property you live in safe and free from health hazards.

Gas safety

Your landlord must:

- make sure gas equipment they supply is safely installed and maintained by a Gas Safe registered engineer
- have a registered engineer do an annual gas safety check on each appliance and flue
- give you a copy of the gas safety check record before you move in, or within 28 days of the check

Electrical safety

Your landlord must make sure:

- the electrical system is safe, for example sockets and light fittings
- all appliances they supply are safe, for example cookers and kettles

Fire safety

Your landlord must:

- follow safety regulations
- provide a smoke alarm on each level and a carbon monoxide alarm in any room with a solid fuel burning appliance (for example a coal fire or wood burning stove)
- check you have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe