

# TENANT RESPONSIBLE FOR? to carry out inspections of the property at Ensure their rent is paid fully and on

- Keep the property in good order and inform the landlord when repairs are
- needed. Keep a record of all repairs, payments and dealings with the landlord
- reasonable intervals on an agreed date and time. · Comply with the terms of the tenancy agreement. Do not engage in anti-social behaviors,
- do not harm the property. Letting the landlord know who is living in the property. A landlord is entitled to know who is living in the property.
- · Give proper notice when planning to end the tenancy.

## WHAT SHOULD I KNOW BEFORE RENTING? You may forfeit some or all of your Do not give proper **notice** or leave **DEPOSIT**

of approximately 1 months' rent. According to Tenancy law, the deposit Generally the Landlord



security against damages, unpaid rent the tenancy agreement. before the tenancy agreement

- 2. Damage the property above normal wear and tear (ask for receipts for anything deducted as damages)
  - Leave unpaid bills or rent (again
- does not cover rent when they have given notice to the landlord or have been served notice by the landlord to

RENT



contact details for your landlord.

to entering into any form of agreement. Remember according to tenancy law, Landlords can only request one month's rent in advance at a time. How much is the rent? What does the rent include?

Key questions that you need to ask prior

- How many weeks rent do you need to pay in advance?
- What date is rent due
  - and is it weekly or monthly?

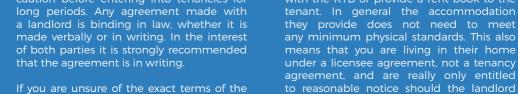


Ensure the landlord gives a receipt for each payment and signs the rent book

Request a rent book - This will set out how much rent is payable and specify

- Check if the landlord is registered with PRTB. Establish the landlord's right of access to the property.
- Take **pictures** of all rooms in the houses and the exterior before you move in and when you move out. If possible have dates on the pictures. This is vital evidence for dispute
- resolutions Keep all receipts, letters and bills related to the
- house. Request an inventory - a list of all items in the house, plus any structural damage / wear and tear
- LEGAL AGREEMENTS rent a room scheme, you are not covered by landlord and tenant legislation. So the

in the house. Ensure landlord and tenants sign it.



caution before entering into tenancies for

agreement do not sign it until you have sought advice. The agreement is designed to clarify the rights and duties of both householder and student tenant(s) and so help avoid unnecessary disputes. Remember if you are renting a room that is not a self-contained unit, in a landlords

under a licensee agreement, not a tenancy agreement, and are really only entitled to reasonable notice should the landlord choose to terminate the agreement. Tenants are, however, entitled to refer disputes under the Small Claims Procedure. Common claims that are heard under the Small Claims Procedure include disputes about retention of a tenant's deposit for what they consider unfair reasons, or deductions from rent for damage to property that is over and above normal 'wear and tear'. By Law Landlords must ensure that their rented properties

rights and obligations under that legislation do not apply to you. For example, they are not obliged to register as a landlord

with the RTB or provide a rent book to the

## SAFETY Information must be provided to In multi-Unit buildings, there must tenants on the property building be a fire detection and alarm services, appliances and their system, an emergency evacuation maintenance requirements. plan and emergency lighting in

provide tenants with a safe and healthy environment to live in and comply with the minimum standards.

alarm system.

Efforts must be made to prevent

In houses there must be access to a

fire blanket and fire detection and

infestation of pests and vermin

· The buildings must be free from damp and in good structural repair

common areas. It is important that

fire safety equipment is maintained

Electrical wiring, gas and water

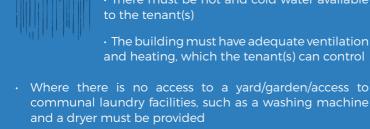
pipes should be in good repair.

There must be suitable safety

restrictors attached to a window which has an opening through which a person may fall.

### (internally and externally) · There must be hot and cold water available to the tenant(s)

APPLIANCES AND FIXTURES



- Where there is no access to a yard/garden/access to communal laundry facilities, such as a washing machine
- There must be access to refuse Each bathroom or shower room should contain a permanently fixed heater that is properly maintained. The

room should be properly ventilated





