



**Rent Book Regulations (NI) 2007
Rent Book**

The address of premises

The name of the tenant

The name, address and telephone number of the landlord

Name	_____
Address	_____
Tel. No	_____

The name, address and telephone number of the landlord's agent (if any)

Name	_____
Address	_____
Tel. No	_____

The rent payable and the period covered by each payment

Amount of rent payable: £ _____
Period covered by each payment :
Monthly <input type="checkbox"/> Fortnightly <input type="checkbox"/> Weekly <input type="checkbox"/> Other: _____

The capital value of the dwelling

£ _____

The amount of rates payable by the tenant, in addition to rent, and the period covered by each payment

Amount of Rates Payable: £ _____
Period covered by each payment :
Monthly <input type="checkbox"/> Fortnightly <input type="checkbox"/> Weekly <input type="checkbox"/> Other: _____

The amount and description of any other payment which the tenant is required to make in addition to rent and rates (for example, In respect of heating)

Amount £ _____
Other Payments _____

Tenancy commencement date

/ / 20

Legal rights of all private tenants

Rent Book

You have a legal right to a rent book, which must be provided by the landlord free of charge. Your district council has powers to take legal action where this requirement is not complied with.

Notice to quit

A notice to quit must give at least 4 weeks written notice of the date on which it is to take effect.

Illegal eviction and harassment

It is an offence for your landlord or anyone acting on his behalf to harass you or your household or illegally evict you. This could include interfering with your home or your possessions or cutting of services such as water or electricity with the intention of making you leave your home. Your local district council has powers to take legal action should any of these occur.

Security of tenure

You cannot be evicted from your tenancy without a possession order issued by a Court of Law, although you may be liable for legal costs incurred if an order is issued.

Help with payment of rent and rates

You are entitled to apply for help with the payment of your rent and rates through Housing Benefit, which is a Social Security benefit paid by the Housing Executive. For further information contact your local Housing Executive office.

Uncontrolled tenancies

General

You have the protection of the legal rights described in this rent book but other terms and conditions of your tenancy are a matter of agreement between you and your landlord with the exception of repairs and maintenance of gas and electrical appliances and furniture safety which are the responsibility of your landlord.

For tenancies starting on or after 01 April 2007 there are additional rights

Statement of Tenancy Terms

Your landlord by law must provide you with a Statement of Tenancy Terms www.nihe.gov.uk free of charge, within 28 days of the start of the tenancy.

Repairs

You and your landlord can agree the responsibility to repair, with the exception of gas and electrical appliances and furniture safety which are the responsibility of your landlord. Where the Statement of Tenancy Terms is not clear as to who has responsibility for repairs the law will impose 'default terms' for landlord and tenant repair responsibilities. You may be able to get some help from your local district council for some items of disrepair.

Tenancies for a term certain

If you do not have a tenancy agreement or the tenancy agreement does not state when the tenancy will end, under the law you have a right to a tenancy that will run for six months initially and after this period it will become a periodic tenancy (e.g. month to month).

Further advice

If you would like advice or assistance with any problems you are having in relation to your tenancy contact either Housing Rights Service www.housingadviceNI.org telephone (028) 90245640, or Advice NI www.adviceni.net who will give you details of your local advice centre, telephone (028) 90645919, or Citizens Advice Bureau (see phone book for details). You can also contact a solicitor. Help with all or part of the costs of legal advice may be available under the Legal Aid scheme.