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# 10 Rights of Private Tenants

## INTRODUCTION

This Factsheet is one in a series, provided by HAD.org.uk that provides information for Disabled people, their families, carers and professionals supporting them. It focuses upon on the rights of Private Tenants.

If you are an Assured Shorthold Tenant who is renting a room, flat or house from a private landlord, you have the 10 rights on this factsheet. Most tenants with private landlords are Assured Shorthold Tenants (ASTs).

You have these rights even if you don't have a written tenancy agreement.

Please note this Factsheet applies ONLY to tenants with Assured Shorthold Tenancies.

## Information about your tenancy

If you ask your landlord, they must put in writing some of the basic facts about your tenancy – the date it started, the rent and any provision for increasing it, and the length of your tenancy agreement.

## **Address for your landlord**

Your landlord must tell you where in England or Wales you can write to them.

## **Deciding who comes into your home**

You have the right to decide who can come into your home. Your landlord does not have the right to enter your home without your permission. But you must allow reasonable access for inspections and repairs.

## **Your right to enjoy your home**

A minority of landlords make life difficult for tenants, e.g. by constantly visiting at unsocial hours or by cutting off the gas and electricity. It is illegal to harass or illegally evict you.

## **Protecting your deposit**

Your landlord must protect your tenancy deposit in a government-approved scheme. If they don't do this, the court can order your landlord to pay you compensation. It is more difficult for your landlord to evict you if they don't protect your deposit.

## **Your right to have repairs carried out**

Your landlord is responsible for most repairs, including to the boiler, heating, roof and windows. If there is disrepair, inform the landlord straight away – preferably in writing. You need to consider the risk that your landlord may take steps to evict you rather than do the work. But you have some protection from 'revenge evictions' if your tenancy started (or was renewed) on or after 1 October 2015.

## **Your right to live in a safe home**

Your landlord must install working a smoke alarm on each floor of your home. They must also install a carbon monoxide alarm in any room with a solid fuel appliance or burner. Solid fuels include coal and wood. Your landlord must arrange for any gas appliances to be inspected every year by a Gas Safe registered engineer.

## **After the end of a fixed-term tenancy**

If you have a tenancy for a fixed period (e.g. for 6 or 12 months) you do not have to move out when that period ends. Your tenancy automatically becomes a 'periodic' tenancy, if you do not sign up to a new agreement

## **Eviction to be lawful**

Your landlord can only evict you by serving the correct legal notice and then getting a possession order from the court. Even then, you have right to stay until they get a bailiff's warrant to evict you.

## **Record of rent payments**

Your landlord only has to give you a rent book if you pay your rent weekly. If possible, pay your rent through a bank or post office, or by cheque, so you have a record of what you paid. If you pay in cash, get receipts. you have paid. If you pay in cash, get receipts.

### **Do you need further help?**

**Please contact [HAD.org.uk](https://www.had.org.uk) on 020 8861 9920,  
Or visit us at The Wealdstone Centre,  
38-40 High Street, Wealdstone, Harrow, HA3 7AE.**

This fact sheet is one of a series, providing information and advice on a number of topics.

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- Universal Credit
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## **HOUSING MATTERS:**

- A General Guide to Housing Benefit
- A Guide to Housing Benefit for Disabled Students
- Applying as Homeless (Priority Need)
- Homelessness (Out of Hours) Emergencies
- Private Tenants: smoke and carbon monoxide alarms
- Rent Increases : Assured Shorthold Tenancies
- The Right to Rent
- 10 Rights of Private Tenants