
STATUTORY INSTRUMENTS

2006 No. 1459 (N.I. 10)

NORTHERN IRELAND

The Private Tenancies (Northern Ireland) Order 2006

*Made - - - - 7th June 2006
Coming into operation in accordance with Article
1(2) and (3)*

THE PRIVATE TENANCIES (NORTHERN IRELAND) ORDER 2006

PART I

INTRODUCTORY

1. Title and commencement
2. General interpretation
3. Meaning of “private tenancy”

PART II

OBLIGATIONS OF LANDLORDS AND TENANTS

Particulars relating to the tenancy, etc.

- 4A Tenant to be given notice regarding certain matters: grant of tenancy
- 4B Tenant to be given notice regarding certain matters: variation of certain terms
- 4C Continued failure by landlord to provide notice under Article 4A or 4B after conviction or fixed penalty
4. Tenant to be given notice regarding certain matters
5. Tenant to be provided with a rent receipt for payment in cash
- 5ZA Continued failure by landlord to provide rent receipt after conviction or fixed penalty
- 5ZB Controlled tenancies: defence to offences under Articles 5 and 5ZA

Limit on tenancy deposit amount

- 5ZC Tenancy deposit limit of 1 month’s rent
- 5ZD Breach of tenancy deposit limit: recoverability of excess

Tenancy deposit schemes

- 5A Tenancy deposit schemes

Changes to legislation: There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006. (See end of Document for details)

5B Requirements relating to tenancy deposits

Rent decreases

5C Rent decreases

Rent increases

5D Restriction on frequency of rent increases

5E Requirement to give written notice of increase

Repair and maintenance

- 6. Application of Articles 7 to 11
- 7. Landlord's duties to repair
- 8. Care of premises by tenant
- 9. Landlord's obligations under private tenancy of parts of building
- 10. General qualifications on landlord's duties
- 11. Standard of repair and knowledge of disrepair
- 11A Application of Articles 11B to 11F
- 11B Landlord's duties: fire, smoke and carbon monoxide alarms
- 11C Tenant's duties: fire, smoke and carbon monoxide alarms
- 11D Landlord's duties: private tenancy of part of a building
- 11E General qualification on landlord's duties
- 11F Knowledge of disrepair

Energy efficiency

- 11G Energy efficiency of dwelling-houses let under a private tenancy
- 11H Private tenancy energy efficiency regulations: power to create offences

Electrical safety standards

- 11I Electrical safety standards for dwelling-houses let under a private tenancy
- 11J Electrical safety standards regulations: power to create an offence
- 11K Electrical safety standards regulations: other enforcement

Inspection, etc. of premises

- 12. Entry and inspection of premises

Duration of private tenancies

- 13. Tenancies to be for a term certain
- 14. Length of notice to quit : by landlords
- 14A Length of notice to quit: by tenants

PART III

UNFITNESS AND DISREPAIR

Introductory

- 15. Interpretation: Part III
- 16. Application of this Part
- 17. Determining fitness for human habitation

Notices

18. Notice of unfitness
19. Notice of disrepair
20. Matters to be taken into consideration by appropriate district council
21. Consultation with the Executive
22. Appeal against notice of unfitness or notice of disrepair
23. Operative date of notice of unfitness or notice of disrepair

Enforcement

24. Offence of failing to comply with notice of unfitness or notice of disrepair
25. Enforcement of notice of unfitness or notice of disrepair
26. Power to require payment for enforcement action
27. Power to enter dwelling-houses
28. Obstruction

Repairs grants

29. Repairs grants

PART IV

CERTIFICATES OF FITNESS AND RENT CONTROL

CHAPTER I

INTRODUCTORY

30. Interpretation: Part IV
31. Meaning of “prescribed dwelling-house”

CHAPTER II

CERTIFICATES OF FITNESS

32. Interpretation: Chapter II
33. Landlord's application to have dwelling-house inspected
34. Landlord's application: ancillary provisions
35. Tenant's application to have dwelling-house inspected
36. Functions of the appropriate district council
37. Appeal to county court
38. Cessation of certificate of fitness

CHAPTER III

TENANCIES SUBJECT TO RENT CONTROL

Introductory

39. Interpretation: Chapter III
40. Tenancies subject to rent control

Functions of the rent officer and rent assessment committees

41. The rent officer and rent assessment committees

Changes to legislation: There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006. (See end of Document for details)

- 42. Determination of an appropriate rent
- 43. Procedure after determination
- 44. Consideration by a rent assessment committee
- 45. Change of circumstances
- 45A Power to amend Articles 42 to 45

The register of rents

- 46. The register of rents
- 47. Removal of tenancies from the register of rents

The rent limit

- 48. The rent limit
- 49. Increase of rent
- 50. Rent in excess of rent limit to be irrecoverable by landlord
- 51. Recoupment of sums paid in excess of rent limit
- 52. Recoupment where landlord in default
- 53. Recoupment of rates, etc. from tenants
- 54. Amounts attributable to services

Rent review

- 55. Review of registered rents

PART V

AMENDMENTS OF THE RENT ORDER

- 56. Tenancies which are protected tenancies
- 57. No further protected tenancies
- 58. Premises with a business use
- 59. Assignment and sub-letting
- 60. Unlawful eviction, etc.
- 61. Restriction of statutory tenancy by succession

PART VI

MISCELLANEOUS

Directions and guidance

- 62. Provision of directions and guidance to district councils

Information

- 63. Publication of information to assist landlords and tenants
- 64. Collection of information about tenancies
- 64A Disclosure of information for purposes of Parts 2 to 4
- 64B Unauthorised disclosure of information
- 65. Information as to ownership of dwelling-houses

Registration of landlords

- 65A Registration of landlords

Notices, etc.

- 66. Service of notices on landlord's agents
- 67. Method of serving certain documents

Offences

- 68. Prosecution of offences
- 68A Fixed penalty for certain offences

General

- 69. Defective premises
- 70. Prohibition of agreements excluding Order
- 71. Application to Crown property

Supplemental

- 72. Regulations
- 73. Further provision
- 74. Minor and consequential amendments
- 75. Repeals
- Signature

SCHEDULES

SCHEDULE 1 — THE RENT OFFICER AND RENT ASSESSMENT COMMITTEES

— *The rent officer*

- 1. (1) The Department shall appoint a person to act as...
- 2. In addition to the functions conferred on the rent officer...
— *Rent assessment committees*
- 3. The Department shall draw up and revise a panel of...
- 4. (1) Subject to sub-paragraphs (2) and (3), the number of...
— *Remuneration and support services*
- 5. There shall be paid to the rent officer and to...
- 6. The Department may make available to the rent officer and...

SCHEDULE 2 — CONSIDERATION OF DETERMINATIONS BY RENT ASSESSMENT COMMITTEES

- 1. (1) For the purposes of considering whether a rent determined...
- 2. Where, within the period specified in paragraph 1(1)(b), or such...
- 3. (1) The rent officer shall submit to the rent assessment...
- 4. The committee shall make such inquiry (if any) as it...

SCHEDULE 3 — CALCULATION OF AMOUNT OF RATES

- 1. For the purposes of Article 53, the amount of rates...
- 2. In this Schedule “the relevant rating period”, in relation to...
- 3. The amount of the rates for any rental period which...
- 4. (1) On the making by the Department of Finance and...
- 5. (1) If as a result of the alteration of the...
- 6. In computing the rates for any rental period for the...

SCHEDULE 4 — MINOR AND CONSEQUENTIAL AMENDMENTS

Changes to legislation: There are currently no known outstanding effects for the *The Private Tenancies (Northern Ireland) Order 2006*. (See end of Document for details)

- *The Land Registration Act (Northern Ireland) 1970* (c. 18)

1. In Schedule 11 (matters requiring to be registered in the...
— *The Rent Order*
2. For the heading of Part II substitute— “ PROTECTED AND...
3. In Article 4(2) (statutory tenants and tenancies), omit the words...
4. In Article 49 (prohibition of premiums and loans)—
5. In Article 73A(1) (method of serving certain documents), for the...
6. In Article 75(1) (application of Order to Crown property), omit...
7. (1) Part I of Schedule 4 (grounds for possession of...
— *The Housing (Northern Ireland) Order 1981* (NI 3)
8. In Article 41(3) (repair notices), after “Executive” insert “ shall...
— *The Housing (Northern Ireland) Order 1983* (NI 15)
9. In Article 92(1) (protected shorthold tenancies), after “this Order” insert...
10. In Article 94 (subletting or assignment)— (a) in paragraph (1),...
11. In Part II of Schedule 9 (other amendments of the...
— *The Ombudsman (Northern Ireland) Order 1996* (NI 8)
12. In Schedule 3 (tribunals referred to in Article 9(4) of...
— *The Housing (Northern Ireland) Order 2003* (NI 2)
13. In Article 28(1) (interpretation), in the definition of “rack rent”,...
14. In Article 60 (restriction on grants for works already begun),...

SCHEDULE 5 — REPEALS

Explanatory Note

Changes to legislation:

There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006.