

SCHEDULE

PART III

ADDITIONAL INFORMATION TO BE INCLUDED IN A RENT BOOK SUPPLIED IN CONNECTION WITH PREMISES LET UNDER A REGULATED TENANCY

General

1. Your tenancy is known as a 'regulated tenancy' under the terms of the Rent (Northern Ireland) Order 1978. This means that your rent cannot be increased above the level payable in 1978 unless it has been registered with the Housing Executive. The rent payable is set using a formula provided in law. You may also be obliged to pay the annual rates on your tenancy. You can appeal the level of rent to an independent rent assessment committee in certain circumstances, for example, if your tenancy is in poor repair or if you have carried out significant repairs or improvements yourself. Your tenancy can continue for your lifetime except in certain limited circumstances. You may also be able to pass on your tenancy to another member of your family.

Repairs

2. You and your landlord have repairing obligations that form part of your tenancy agreement. Unless your tenancy agreement states otherwise, your landlord is responsible for the exterior and structure of your home (including walls, roof, chimney, guttering, doors, windows etc.) and for installations which supply water, gas, electricity and sanitation (including baths, sinks, and WC's). You are responsible for the maintenance and decoration of the interior; all glass, including window glass; open fireplaces, including tiles; and for clearing blockages to sinks, drains, gutters etc. If you need to have repairs carried out you should contact your district council who will inspect your home and issue a Certificate of Disrepair, requiring either you or your landlord to carry out the necessary repair work.

Further information

3. If you have queries regarding your rent, contact the Housing Executive, Private Sector Unit, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB, Tel (028) 9031 8773.