

SCHEDULE

Regulation 2

Statutory terms

Rent receipts

1. Where any payment of rent is made in cash, the landlord must provide the tenant with a written receipt for the payment stating—
 - (a) the date of payment;
 - (b) the amount paid; and
 - (c) either (as the case may be)—
 - (i) the amount which remains outstanding; or
 - (ii) confirmation that no further amount remains outstanding.

Rent increases

2. The rent may be increased only in accordance with Chapter 2 of Part 4 of the Act.

Subletting etc.

3. The tenant may not, without the written agreement of the landlord—
 - (a) sublet the let property (or any part of it);
 - (b) take in a lodger;
 - (c) assign the tenant's interest in the let property (or any part of it); or
 - (d) otherwise part with, or give up to another person, possession of the let property (or any part of it).

Notification about other residents

4. If a person aged 16 or over (who is not a joint tenant) occupies the let property with the tenant as that person's only or principal home, the tenant must tell the landlord in writing—
 - (a) that person's name; and
 - (b) the person's relationship to the tenant.
5. If—
 - (a) in accordance with the term specified in paragraph 4, the landlord has been told about a person occupying the let property; and
 - (b) that person has ceased to occupy the let property as that person's only or principal home,the tenant must tell the landlord that.

Access for repairs etc.

6. The tenant is to allow reasonable access to the let property for an authorised purpose where—
 - (a) the tenant has been given at least 48 hours' notice; or
 - (b) access is required urgently for the purpose of—
 - (i) carrying out work on the let property; or

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(ii) inspecting the let property in order to determine what work of a type mentioned in paragraph 7(1)(a) (if any) to carry out.

7.—(1) The following are authorised purposes under paragraph 6:—

- (a) carrying out any work on the let property which the landlord has an entitlement or obligation to carry out;
- (b) inspecting the let property—
 - (i) in order to determine what work of a type mentioned in head (a) (if any) to carry out;
 - (ii) in pursuance of any entitlement or obligation which the landlord has to carry out an inspection;
- (c) valuing the let property (or any part of it).

(2) References in sub-paragraph (1) to the landlord having an entitlement or obligation to do something are to the landlord having an entitlement or obligation to do the thing by virtue of—

- (a) an enactment; or
- (b) the terms of any agreement between the landlord and the tenant.

8. The tenant is to allow reasonable use of facilities within the let property in connection with anything done or to be done under the term specified in paragraph 6.

Termination

9. The tenancy may not be brought to an end by the landlord, the tenant, nor any agreement between them except in accordance with Part 5 of the Act.