
STATUTORY INSTRUMENTS

2006 No. 1459

The Private Tenancies (Northern Ireland) Order 2006

PART III

UNFITNESS AND DISREPAIR

Notices

Notice of unfitness

18.—(1) Where the appropriate district council is satisfied—

- (a) that any dwelling-house to which this Part applies is unfit for human habitation, and
- (b) that serving a notice of unfitness is the most satisfactory course of action,

it may, subject to the provisions of this Part, serve a notice of unfitness under this paragraph on the owner of the dwelling-house.

(2) Where the appropriate district council is satisfied—

- (a) that any dwelling-house to which this Part applies and which is a flat is unfit for human habitation by reason of the defective condition of a part of the building outside the flat, and
- (b) that serving a notice of unfitness is the most satisfactory course of action,

it may, subject to the provisions of this Part, serve a notice of unfitness under this paragraph on the owner of the building.

(3) The appropriate district council, in addition to serving a notice of unfitness in accordance with paragraph (1) or (2)—

- (a) shall serve a copy of the notice on—
 - (i) the tenant of the dwelling-house,
 - (ii) the Executive, and
 - (iii) the rent officer; and

- (b) may also serve a copy of the notice on any other person having an estate in the dwelling-house.

(4) A notice of unfitness shall—

- (a) require the person on whom it is served to execute the works specified in the notice within such reasonable period, not being less than 21 days after service of the notice, as may be so specified; and
- (b) state that, in the opinion of the appropriate district council, the works will render the dwelling-house fit for human habitation.

(5) This Article is subject to Article 21.

Changes to legislation:

There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006, Section 18.