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STATUTORY INSTRUMENTS

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**2006 No. 1459**

**The Private Tenancies (Northern Ireland) Order 2006**

**PART II**

**OBLIGATIONS OF LANDLORDS AND TENANTS**

*Repair and maintenance*

**Landlord's duties to repair**

- 7.—(1) The landlord under a private tenancy—
- (a) shall keep in repair the structure and exterior of the dwelling-house comprised in that tenancy;
  - (b) shall, subject to Article 8, keep in repair the interior of the dwelling-house;
  - (c) shall keep in repair and in proper working order—
    - (i) the installations in the dwelling-house for the supply and use of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences),
    - (ii) the installations in the dwelling-house for space heating or heating water,
    - (iii) any appliances for making use of the supply of water, gas or electricity which the landlord has provided under the terms of the tenancy, and
    - (iv) any fixtures, fittings or furnishings which the landlord has provided under the terms of the tenancy.
- (2) The duty imposed by paragraph (1)(a) includes a duty to keep exterior paintwork in reasonable order.
- (3) In this Article “structure and exterior” includes drains, gutters and external pipes.

**Changes to legislation:**

There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006, Section 7.