
STATUTORY INSTRUMENTS

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.