

ULSTER UNIVERSITY

WHAT SHOULD I KNOW ABOUT MY STUDENT RENTAL?

This leaflet is a brief guide for students within
the Private Rental Sector in Northern Ireland

VISIT

**[HTTPS://WWW.HOUSINGADVICENI.ORG/](https://www.housingadviceNI.org/) FOR
MORE HOUSING ADVICE**

**CALL 02890245640 (MON-FRI 9:30AM-
4:30PM)**

EMAIL - ADVICE@HOUSINGRIGHTS.ORG.UK

**YOU CAN ALSO VISIT ULSTER UNIVERSITY
STUDENTS UNION AT**

[HTTPS://WWW.UUSU.ORG/ADVICE/](https://www.uusu.org/advice/)

Students! Understand your rights as a private tenant! We have
partnered with Housing Rights to help provide useful
information to students.

**Housing
Rights**

DEPOSITS

IT IS A LEGAL REQUIREMENT FOR YOUR LANDLORD TO PROTECT YOUR DEPOSIT WITHIN 14 DAYS. YOUR LANDLORD SHOULD HAVE GIVEN YOU INFORMATION ABOUT THIS AT THE START OF YOUR TENANCY. IF YOU SUSPECT THIS IS NOT PROTECTED YOU CAN CONTACT THE 3 PROTECTION SCHEMES TO CHECK:

- MY DEPOSITS
- LETTING PROTECTION SERVICE
- TDS(NI)

IF YOUR DEPOSIT IS NOT PROTECTED CONTACT ENVIRONMENTAL HEALTH IN YOUR LOCAL COUNCIL. THE COUNCIL WILL ASK THE LANDLORD TO PROTECT THE DEPOSIT. IT CAN MAKE THE LANDLORD PAY A PENALTY FEE AND TAKE THEM TO COURT IF THEY REFUSE.

MY LANDLORD'S DUTIES TOWARDS ME

YOUR LANDLORD IS RESPONSIBLE FOR STRUCTURAL REPAIRS AND REPAIRS TO ANY APPLIANCES PROVIDED (UNLESS YOU CAUSED THE DAMAGE). YOU SHOULD NOT REFUSE YOUR LANDLORD ACCESS FOR A REPAIR OR INSPECTION. BUT, IT IS IMPORTANT TO NOTE YOUR LANDLORD SHOULD NEVER ENTER YOUR PROPERTY WITHOUT YOUR CONSENT AND WITHOUT GIVING NOTICE. THE RULES ARE SLIGHTLY DIFFERENT FOR HMOS - SEE BELOW.

YOU ARE ENTITLED TO HAVE YOUR LANDLORD'S NAME, ADDRESS AND CONTACT NUMBER. THIS APPLIES EVEN IF YOU RENT THROUGH AN AGENT. IT IS A LEGAL REQUIREMENT FOR A LANDLORD TO PROVIDE A RENT BOOK TO TENANTS WITH THIS INFORMATION.

YOU ARE PROTECTED FROM BEING ILLEGALLY EVICTED. YOUR LANDLORD CAN USUALLY ONLY ASK YOU TO LEAVE DURING YOUR TENANCY AGREEMENT IF YOU HAVE BREACHED THE TENANCY TERMS. EVEN IN THIS CASE, THE LANDLORD MUST GIVE YOU A WRITTEN NOTICE TO QUIT. THIS HAS TO BE:

- 4 WEEKS IF YOU HAVE LIVED IN THE PROPERTY LESS THAN 12 MONTHS
- 8 WEEKS IF YOU HAVE LIVED IN THE PROPERTY OVER 12 MONTHS AND LESS THAN 10 YEARS

IT IS A LEGAL REQUIREMENT FOR YOUR LANDLORD TO BE REGISTERED. YOU CAN CHECK THIS ON NI DIRECT USING YOUR RENTAL ADDRESS OR YOUR LANDLORD'S FIRST AND LAST NAME.

IF YOUR LANDLORD IS NOT COMPLYING WITH ANY OF THE ABOVE, YOU CAN CONTACT ENVIRONMENTAL HEALTH WITHIN YOUR LOCAL COUNCIL.

HMO - HOUSE IN MULTIPLE OCCUPANCY

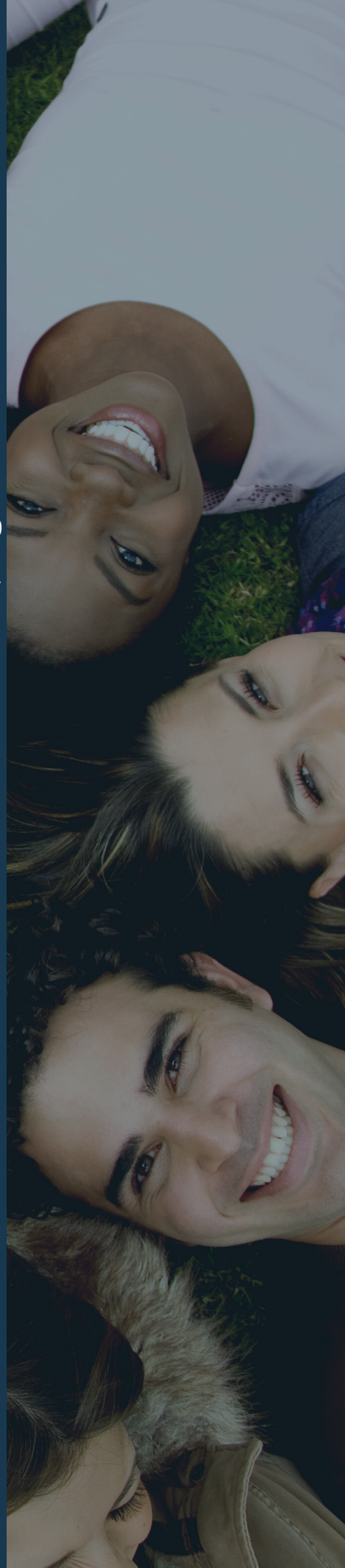
YOUR PROPERTY IS A HMO IF:

- 3 OR MORE PEOPLE ARE RENTING, AND
- NO ONE IS RELATED

IT IS A LEGAL REQUIREMENT FOR A HMO TO BE LICENSED. YOU CAN CHECK THE ONLINE HMO REGISTER WITH YOUR PROPERTY ADDRESS.

IN A HMO, YOUR LANDLORD CAN ENTER COMMUNAL AREAS, BUT NEEDS YOUR CONSENT TO ENTER THE PART OF THE PROPERTY YOU EXCLUSIVELY OCCUPY (USUALLY YOUR BEDROOM)

YOUR LANDLORD MUST COMPLY WITH ADDITIONAL FIRE SAFETY REQUIREMENTS UNDER THE HMO CODE OF PRACTICE. YOU CAN READ THIS ON BELFAST CITY COUNCIL'S WEBSITE.



DAMP/MOULD

IT IS YOUR RESPONSIBILITY AS A TENANT TO PREVENT CONDENSATION IN THE PROPERTY. YOU CAN DO THIS BY:

- OPENING WINDOWS TO ALLOW AIR INTO THE PROPERTY
- USING HEATING REGULARLY
- USING ANY VENTILATION SYSTEMS PROVIDED

CERTAIN TYPES OF DAMP/MOULD ARE THE LANDLORD'S RESPONSIBILITY IF THEY ARE CAUSED BY A STRUCTURAL ISSUE IN THE PROPERTY. REPORT ANY DAMP OR MOULD TO YOUR LANDLORD. IF THEY REFUSE TO REPAIR THIS, YOU CAN ASK ENVIRONMENTAL HEALTH TO COME AND INSPECT THE ISSUE.

HOUSING RIGHTS

HOUSING RIGHTS PROVIDE A FREE, CONFIDENTIAL ADVICE SERVICE FOR PRIVATE RENTERS. YOU CAN:

- CALL 02890245640 (MON-FRI 9:30AM-4:30PM)
- VISIT [HTTPS://WWW.HOUSINGADVICENI.ORG/](https://www.housingadvice.ni.org/) LIVECHAT AVAILABLE
- EMAIL - ADVICE@HOUSINGRIGHTS.ORG.UK

HOUSING RIGHTS CAN HELP IF YOUR LANDLORD IS NOT FOLLOWING THE LAW

HOUSING RIGHTS MEDIATION SERVICE

HOUSING RIGHTS CAN ALSO HELP IF YOU ARE HAVING A DISPUTE WITH YOUR LANDLORD, OR SOMETIMES EVEN WITH ANOTHER TENANT IN YOUR PROPERTY.

MEDIATION IS WHEN AN OUTSIDE PERSON HELPS YOU FIND A SOLUTION THAT IS ACCEPTABLE TO BOTH SIDES.

CONTACT HOUSING RIGHTS IF YOU WISH TO USE OR HEAR MORE ABOUT THIS SERVICE.

WAS THIS HELPFUL? COMPLETE THIS SURVEY

[HTTPS://WWW.SURVEYMONKEY.COM/R/TPR
BTSN](https://www.surveymonkey.com/r/TPRBTSN)

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