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INTRODUCTION

This fifth edition of A Straightforward Guide to the Rights of the Private Tenant, substantially updates the previous edition by introducing more detailed information concerning the law, landlords obligations and tenants rights and obligations. It also introduces a new section on Leaseholders and commonholders.

Since the advent of the expansion in the buy-to-let sector, many people have become landlords and it is the case, unfortunately, that this expansion has introduced a lot of inexperienced people into the field. If an agent is used in the letting of property then there is usually no problem. However, when the property is directly managed then issues can arise that can lead to conflict.

The aim of this book is to ensure that all are clear about the law and practice of letting and residing in, private sector tenanted property.

The book covers the finding of a property, the law, detailed information on specific tenancies, payments of rent and benefits and repairing obligations. Issues such as unlawful eviction and harassment are covered, as are public sector tenancies plus tenancies in Scotland. There is a final section on the processes involved in regaining possession of a home for breach of tenancy.

The various notices used when going to court, and other forms associated with landlord and tenant can be obtained from the county courts. The internet site, www.court-service.org can be accessed and all the necessary forms required in relation to housing matters can be downloaded for free. The court service website also gives a lot of valuable information in relation to housing.

The aim of this book is to inform the would-be tenant, or the landlord, about their rights and obligations and covers all areas in depth. It is to be hoped that an invaluable insight is gained and that both landlord and tenant can operate more effectively.

Roger Sproston

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