



What is a Tenancy Agreement?



What is a Tenancy



A document about living in a property.

It explains the rules for living there.

It states your responsibilities.

It gives your rights.

It details your rent.

It states when your tenancy begins.





An 'Assured Tenancy' gives you the right to live in your house for life as long as you follow the rules.

Sometimes a tenancy may be for a set time; this is called an 'Assured Shorthold Tenancy'.



Who is the Agreement between?



The agreement is between you and the owner of the property – your landlord.



The home may be owned by another housing association which will be stated in your agreement.

Who is the Landlord?



The person or organisation responsible for:

1. Collecting rent.
2. Carrying out repairs.
3. Decorating your home.
4. Providing furniture.



Because they own or manage the property you live in.

What is rent?



The fee paid on a regular basis by you to pay for the services that your landlord provides for you is called rent.

What does the rent pay for?

Things like:



Light bills



Heating bills



Gardening



Water rates

What types of things does the rent include?



Shared payphone



Fire safety equipment



Furniture replacement



Shared cleaning

What kind of furniture is provided?

Your landlord may provide you with things like:



Single bed



Chest of drawers



Wardrobe

Pair of curtains



Shelves

Carpet



Chairs

What are your responsibilities?



To pay the rent weekly.



You or your visitors must not cause a nuisance to anyone else in the house and their visitors or staff.



Not to harass or be violent towards anyone for any other reason.

How do I pay?



The three main ways you can pay your rent are:

- By cash.
- By cheque.
- By standing order.



Your payment is normally due weekly.

Your rent may be changed in April each year.



Sometimes charges can increase, decrease or stay the same.

What are your responsibilities?

Your landlord may ask you to follow rules like:



Not to play music or the TV so loudly that it disturbs someone else.



To get written permission from the landlord before keeping a pet.



Not to damage the furniture or fittings in the house, or anyone else's property.

What are your responsibilities?



If you live in a shared house, you must stick to the house rules.



To tell the support worker if anything is broken or needs repairing.

What is tenant involvement?



Your landlord should involve you in how they manage your property.

They should organise things like:

House meetings.

Have your say meetings.

Presentations and letters to keep you up-to-date.



When does a tenancy end?



A tenancy may end if:

- You break the agreement or tenancy conditions.
- You have not paid your rent. *

*You will be advised about breaches or arrears and given help to keep your tenancy.

You may decide to move out if so:

- You need to write and let your landlord know before moving out.*
- You must return the key.



*Before you move a housing officer may visit to arrange the end of your tenancy.



Do you need help to live independently?

The Dorset Supporting People team makes sure that good support services are available to help people live as independently as possible.

To find out more about Supporting People in Dorset, talk to your support worker, talk to your service provider or contact us:

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