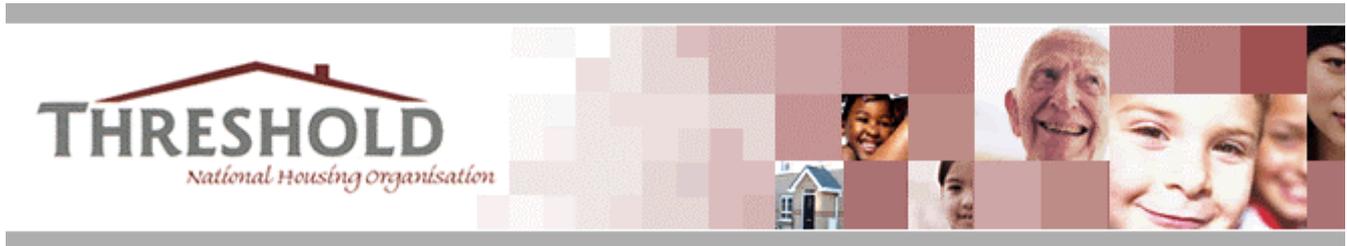


## Information for Tenants



If you have any questions about accommodation problems, you can contact *Threshold, 21 Stoneybatter, Dublin 7, Tel. 01 678 6096.*

### **Your rights and responsibilities**

Irish law says that tenants have rights AND responsibilities. You have many responsibilities, but the most important ones are: paying your rent, keeping the accommodation in good condition (apart from normal wear and tear), avoiding damage or nuisance and keeping to the written agreement you made with your landlord/lady.

### **Your deposit**

The landlord can keep some or all of your deposit if you are not paying your rent or if you damaged something in the house.

### **Your lease or letting agreement**

A lease or letting agreement (contract with your landlord/lady) is usually for a fixed time (e.g. a year). You cannot be asked to leave during that time unless you are not paying your rent or you broke part of your tenant's agreement. You are responsible for paying all the rent to the end of the contract. If you want to move to a new house before the end of the fixed time of the contract, it is usually your responsibility to find another person to rent the accommodation. If you don't find another person, you have to pay rent for your old house AND your new house, until the end of your contract on your old house!

## **Rent Increases**

Landlords can only put the rent up once every twelve months, unless the accommodation is changed and made much better than before (e.g. the house is completely re-decorated with new furniture, etc). Your rent shouldn't be much higher than other rents in the area in similar houses.

## **Privacy**

Your landlord needs your permission before entering the house. If the landlord needs to do repairs, there should be an agreement with you first about when this will happen.

## **Leaving the house**

Your landlord can only ask you to leave the house if: they want to sell the house, they or their family want to move into the house, or you are not paying your rent. Your landlord must give you a written statement if they want you to leave, and they must give you enough time to get ready to leave (notice). The time you get depends on how long you are living in the house. For example, if you are there only 6 months, you get 28 days. However, if you are there 4 years or longer, you get 112 days.

## **The Condition of the Accommodation**

Your landlord is responsible for keeping minimum standards in the house (hot and cold water, no damp, everything working properly). If you have any problems, you can contact Threshold or Dublin Corporation/your local council and they will send somebody to check the house for you. Then they will tell the landlord to fix any problems they see in your house.

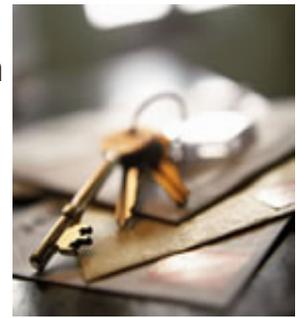
If you break something in the house, you must repair it. However, your landlord is responsible for any other repairs that are needed, including anything that is broken because it is old. Any serious problems with water, electricity etc, can be looked at by the local corporation/council when you can't contact your landlord.

## Questions

a. If you have further questions about accommodation problems, who can you contact?

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b. What is the Dublin address and phone number of Threshold?

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c. When can the landlord keep some or all of your deposit?

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d. If you have signed a lease for one year, can the landlord make you leave before the lease is ended?

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e. Can you leave the house before your contract is finished? What do you have to do?

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f. Does the landlord have the legal right to put up the rent any time he wants to?

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g. When can your landlord enter your house?

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h. When can the landlord give you notice to leave the house?

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i. Give **two** examples of how much notice the landlord must give you before you leave.

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j. What can you do if your house is not in good condition?

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k. What happens if you break something in the house?

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l. What happens if something is broken because it is old?

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m. What can you do if you have any serious problems with water, electricity, etc?

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