STATUTORY RULES OF NORTHERN IRELAND

2007 No. 87

LANDLORD AND TENANT

The Tenancy Terms Regulations (Northern Ireland) 2007

Made - - - - 13th February 2007

Coming into operation 1st April 2007

The Department for Social Development makes the following Regulations, in exercise of the powers conferred on it by Articles 4(1) and 72(1) of The Private Tenancies (Northern Ireland) Order 2006(**1**):

Citation, commencement and interpretation

1.—(1) These Regulations may be cited as The Tenancy Terms Regulations (Northern Ireland) 2007 and shall come into operation on 1st April 2007.

(2) In these Regulations—

"the Order" means The Private Tenancies (Northern Ireland) Order 2006;

"rent book" means a rent book provided in pursuance of Article 5(1) of the Order;

"fit for human habitation" has the meaning assigned to it in Article 46 of The Housing (Northern Ireland) Order 1981(**2**).

2. A notice given under Article 4(1) of the Order shall contain the following particulars and information:—

(i) the address of the dwelling-house;

(ii) the name of the tenant(s);

(iii) the name and address of the landlord;

(iv) the contact phone number of the landlord;

(v) the name and address of the landlord's agent (if any) and a description of the services provided on behalf of the landlord;

(vi) the contact phone number of the agent (if any);

(vii) the emergency out of office hours telephone contact number for the landlord or agent (if any);

(viii) the term of the tenancy (weekly, monthly, quarterly etc.);

(ix) the tenancy commencement date;

(**1**) S.I.2006/1459 (N.I. 10)
(**2**) S.I. 1981/156 (N.I. 3) as amended by S.I. 1992/1725 (N.I. 15) Schedule 5

(x) the duration of the tenancy and the termination date (if any);

(xi) the notice of termination which must be given by the landlord and the tenant (except in the case of a fixed term tenancy);

(xii) the rent payable, the dates on which this is due and the method of payment;

(xiii) the amount of rates payable and a statement as to whether an amount in respect of rates is included in the rent figure, and if not whether the landlord or the tenant is responsible for the payment of rates;

(xiv) the amount and purpose of any returnable or non returnable deposit payable and the conditions under which it will be repaid (if applicable);

(xv) the amount and description of any other payment which the tenant is required to make in addition to rent and rates (for example, in respect of heating);

(xvi) the repairing obligations of both the landlord and the tenant;

(xvii) details of any other obligations on the landlord or tenant forming part of the tenancy agreement;

(xviii) an inventory of any furniture or furnishings provided under the tenancy;

(xix) the information set out in the Schedule.

Sealed with the Official Seal of the Department for Social Development on 13th February 2007.

D. M. Crothers
A senior officer of the
Department for Social Development