1978 No. 253

LANDLORD AND TENANT

The Rent Book Regulations (Northern Ireland) 1978

Made . . . . . 31*st August* 1978
Coming into operation . . . . . 1*st October* 1978

The Department of the Environment in exercise of powers conferred on it by Articles 38(2) and 74 of the Rent (Northern Ireland) Order 1978(a) and of all other powers enabling it in that behalf, hereby makes the following regulations:—

Citation and commencement

1. These regulations may be cited as the Rent Book Regulations (Northern Ireland) 1978 and shall come into operation on 1st October 1978.

Interpretation

2. In these regulations—

"the Order" means the Rent (Northern Ireland) Order 1978;

"uncontrolled tenancy" means a tenancy which is a private tenancy but which is neither a regulated tenancy nor a restricted tenancy.

Particulars to be contained in rent books

3. Every rent book provided in pursuance of Article 38(1) of the Order shall contain the following particulars and information:—

(i) the address of the premises;
(ii) the name of the tenant;
(iii) the name and address of the landlord or his agent;
(iv) the rent payable and the period covered by each payment;
(v) the rates payable by the tenant in addition to rent and the period covered by each payment;
(vi) the amount and description of any other payment which the tenant is required to make in addition to rent;
(vii) the information referred to in regulation 4.

Information required by regulation 3(*vii*)

4. The information referred to in regulation 3(vii) is:—

(i) in the case of premises let under a regulated tenancy, as set out in Part I of the Schedule;
(ii) in the case of premises let under a restricted tenancy, as set out in Part II of the Schedule;
(iii) in the case of premises let under an uncontrolled tenancy as set out in Part III of the Schedule.

Sealed with the Official Seal of the Department of the Environment for Northern Ireland on 31st August 1978.

(L.S.)

J. L. Semple,
Assistant Secretary

(a) S.I. 1978/1050 (N.I. 20)

SCHEDULE

PART I

Rent book for a regulated tenancy

Additional particulars to be included in every rent book supplied in connection with a regulated tenancy

Register of rents

1. The Department of the Environment, Stormont, Belfast 4, maintains a register of rents and you or your landlord may apply to the Department to have your rent included in the register.

2. The register of rents may be inspected at your local Development Office or District Development Office and a certified copy of an extract relating to your house may be obtained for a payment of 15p.

Amount of rent

3. The landlord is not permitted to increase your rent until the new rent is registered by the Department of the Environment. The Department will notify you as soon as it registers the new rent and you will have a right to appeal to a rent assessment committee if you think the increase is too much.

4. If your rent is increased and you think that there are serious defects in your house, there are 2 possible courses open to you:—

(*a*) You may apply to your district council for a restricted rent certificate *but your application must reach the council by 30th September* 1979. If the council considers your house is below the standard of accommodation which the Department has laid down, they will issue a restricted rent certificate. Once this certificate is issued, the landlord will not be allowed to charge you a rent greater than he was allowed to charge immediately before 1st October 1978.

(*b*) You may ask your landlord to carry out whatever repairs you consider to be his responsibility—see paragraphs 11 and 12 below. If he fails to do so you may take the action set out in paragraph 13. However, you cannot take action under paragraph 13 if a restricted rent certificate is issued by the district council.

Appeal

5. If you consider the registered rent is too high you may apply to a rent assessment committee to determine an appropriate rent. Your application must be made to the Rent Officer for Northern Ireland within 4 weeks from the date on which you are notified by the Department that the rent has been registered.

Increases in rent

6. The landlord must give you 4 week's notice of any increase in your rent.

7. If your landlord carries out improvements to your house, he may apply to a rent assessment committee to have the registered rent increased.

8. The Department of the Environment will review the level of registered rents from time to time and may determine an increase.

Assistance to pay rent

9. If you have difficulty in paying your rent you may apply to the Department of Finance for a rent allowance. Details of the Private Tenants' Rent Allowance Scheme may be obtained from the Department of Finance, Oxford House, Chichester Street, Belfast 1, or from your local Rating Office of the Department of Finance.