

The automatic type of tenancy created here in the UK is an “assured short-hold tenancy” and it does not require proof of a written agreement. However, a written agreement should exist for your greater protection. A tenant who does not have a written agreement has the legal right to ask for a written statement from the landlord, who has 28 days from receiving the request to reply. You may request the following details: the date the tenancy began, the agreed-upon rent amount, the dates the rent should be paid, and the length of the tenancy.

Repairs

Your landlord is responsible for most major repairs to your home if you rent privately.

This includes:

The structure of the property, for example walls, roof, windows and doors
sinks, baths, toilets pipes and wiring, heating and hot water, for example the boiler, the safety of gas and electrical appliances

You’ll be responsible for minor repairs, for example changing fuses and light bulbs. You’ll also have to fix anything you’ve damaged. If your home is damp, your landlord might not be responsible. It depends on what type of damp it is - and what caused it.

Your landlord doesn’t have to make improvements to a property, for example putting in double glazing. They might have to make reasonable adjustments - for example, if you have a disability and need a handrail to help you get upstairs.

You won’t be responsible for repairs caused by other people, for example vandalism.

Your tenancy agreement or statement of terms might give you extra rights, so it's a good idea to check your paperwork.

[Contact your nearest Citizens Advice](#) if you're not sure what repairs your landlord must do.

Repossession or Eviction

If you get a section 21 notice

If you get a section 21 notice, it’s the first step your landlord has to take to make you leave your home. You won’t have to leave your home straight away.

If your section 21 notice is valid, your landlord will need to go to court to evict you.

You might be able to challenge your eviction and stay longer in your home.

You might have to pay court costs if you decide to challenge your eviction. You should make sure you have a good case before you decide to go to court.

When you can get a section 21 notice

Your landlord doesn’t need a reason for giving you a section 21 notice - for example, they might just want to move back into the property.

You can only get a section 21 notice if you have an assured shorthold tenancy. If you’re not sure what type of tenancy you have, [use Shelter’s tenancy checker to find out](#).

If your landlord gives you a section 21 notice and you don't have an assured shorthold tenancy, your notice won't be valid. You'll be able to challenge your eviction and stay in your home.

If you get a section 8 notice

If you get a section 8 notice, it's the first step your landlord has to take to make you leave your home. You won't have to leave your home straight away.

If your section 8 notice is valid, your landlord will need to go to court to evict you.

You might be able to challenge your eviction and stay longer in your home.

When you can get a section 8 notice

You might get a section 8 notice at any time during your tenancy. It depends on the reason your landlord is using to try to make you leave. Your section 8 notice will only be valid if you've got an assured or assured shorthold tenancy.

You can [check what type of tenancy you have](#) on Shelter's website.

Your landlord has to give you a reason for giving you a section 8 notice. There are lots of reasons your landlord can use, for example if you:

- have rent arrears
- damage your landlord's property
- cause a nuisance to your neighbours

How much notice you'll get

The amount of notice you get will depend on what grounds for possession your landlord has used. Normally, you'll get at least 14 days' notice

Change in Rent Terms

In an agreement for a fixed amount of time, the landlord cannot increase the amount of rent due or change other terms of the contract unless specifically provided for in the agreement. However, if the initial period of occupation has expired and the rental agreement has continued on a month-to-month or week-to-week agreement, the landlord can increase merely by giving written notice. If you feel the amount of the increase or any other change is unfair, you have the right to appeal.

Deposit Issues

If you paid your deposit on or after 6 April 2007, your deposit will be protected by the new deposit scheme protections rules. These state that your landlord must put your deposit in a tenancy deposit protection scheme. These rules provide that you are required to receive your deposit back within 10 days, upon agreement of the amount to be returned.

If your landlord fails to return your deposit or you believe is unduly charging you for repairs, contact your local Citizens Advice Bureau for advice (www.citizensadvice.org.uk).

This handout is for basic information on topic covered as it relates to military personnel stationed in the United Kingdom. It is not intended to take the place of legal advice from a Judge Advocate. There may be important exceptions in some states to the information presented here. Please contact the Legal Office for questions and further information. You may view more information on various legal topics at the Air Force Legal Assistance website found at <https://aflegalassistance.law.af.mil>. Additionally, complete legal worksheets for Wills, Living Wills, Powers of Attorney (General, Special, and for Health Care), and access to the Online Survey are found on the Air Force Legal Assistance website.

Scan Below to Access the:

RAF Mildenhall Legal Office Website
www.mildenhall.af.mil/Info/Legal-Office



Legal Assistance Website
<https://aflegalassistance.law.af.mil>



Legal Assistance Information Series **LANDLORD – TENANT LAW IN THE UNITED KINGDOM**



Hours of Operation (Walk-ins)
Notary Public & Powers of Attorney
Monday – Friday: 800-1630 hrs

Legal Assistance
By Appointment Only

100 ARW/JA
APO AE 09459
DSN 314-238-2028
COMM (0)1638-54-2028
E-mail: 100ARW.JAV3@mildenhall.af.mil

Scan Below to Access Our Website
www.mildenhall.af.mil/Info/Legal-Office

