Tenantâ€™s Rights in Edinburgh

by Adrian_Morrison

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In Edinburgh renting a property is becoming very common. Because of the boom of this trend government has made various laws which describe the rights of a tenant which cannot be abused by the landlord in any way possible.

Rights of tenant and duties of landlord:

First and foremost right which a tenant has is the enjoyment of the property. If a landlord wants access to the property then he is required to give a prior notice at least 24 hours. There is only an exception on this rule which is case of an emergency. For this reason most of the letting agents check the property regularly to see is everything in order. A landlord must take some positive actions for the enjoyment of the property.

It is mandatory for a landlord to insure the property before it is being rented out. It is one of the main duties of a landlord to look after the property. It is also required from a landlord to pay any cost of repair of structure and also water, electric, heating and sanitary installations. It is also mandatory for landlord to make sure that all the soft furnishings in the property are in compliance with the Furniture and Furnishings (Fire) Safety Regulations 1988. He must check for fire safety label on all furnishings. The full deposit should be returned by the landlord at the end of the tenancy. It is another responsibility of a landlord If he has made any deductions from the deposit then he must explain the reason behind it. A tenant cannot be ejected from the property except an order from the court. A landlord is also duty bound to provide reasonable adjustments in his property to accommodate tenants with disabilities. The landlord of the property makes sure that the gas appliances and fitting in the pro

perty are safe for use. He is also required to ensure that the maintenance, installation and the annual safety checks are carried out by a registered gas installer, which gives a certificate that everything is safe and working properly.

A landlord of the property cannot change the locks of the property without informing the tenant. If it is important to change the locks of the property then he must give a new set of keys to the tenant. The landlord also cannot cut off the utilities of the tenant. If landlord does so this will be interference with his enjoyment of the property. Landlord of the property is also not allowed to interfere with tenantâ€™s mail. A tenant must not be threatened verbally or physically by the landlord. If any argument takes place between the landlord and tenant then it must be resolved peacefully without interfering with the tenantâ€™s use of property.

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Adrian_Morrison - About Author:
Adrian Morrison is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a edinburgh property, please visit a for rent edinburgh.

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