



LANDLORD AND TENANT ACT 1985

The Landlord and Tenant Act 1985 sets out the rights and responsibilities of both landlord and tenant. Section 11 of the Act sets out who is responsible for repairing a property whilst it is being rented.

The Landlord and Tenant Act 1985 refers to all short leases for residential property and tenancies agreed for a period of less than seven years i.e. Assured Shorthold Tenancies. Short leases cover periodic tenancies where the tenant has no fixed term agreement but rents the property on a weekly or monthly basis.

This Act came into effect on 30th October 1985 and applies to all short leases (of less than seven years) and periodic tenancies.

The Act states that where a short lease of less than seven years or periodic tenancy is in place then the landlord is responsible:

The Landlord is liable to keep in repair the structure and exterior including drains, gutters and external pipes, the installations for supply of water, gas, electricity, and sanitation, space heating and water heating.

All repairs must be carried out within a reasonable time of notification. Additionally, the Landlord shall allow the Tenant "quiet enjoyment" and the Landlord only has the right to view the condition and state of repair of the property on giving the Tenant reasonable notice in writing and in accordance with the terms of the Tenancy Agreement.

(Section 11, Landlord and Tenant Act, 1985)