# Dealing with Repairs and Maintenance of Your Rented Property by Carol Riley

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While you are in your â€˜for rent Edinburghâ€™ property, you will also be required to carry out some repair and maintenance work during your stay. In such a scenario there are specific procedures that you must follow and these must have been made clear to you by the landlord or letting agent at the time of the contract.

Who you must call?

This is the very first question that comes to mind if one is in a â€˜for rent Edinburghâ€™ accommodation. Simply, if your property to rent in Edinburgh is a managed property then you must contact your property manager. Normally they have authority to carry out repairs, from the landlord on his behalf. However, a specific value is set for this. In some instances landlords and lettings agents insist that the landlord must be contacted regarding every repair. This however can cause problems, e.g. it might not be easy to contact a landlord if he/she is not in the country.

Contacting the contractors

In some scenarios the lettings agents and landlords have preferred contractors that they use to carry out any necessary work on a property. You can always stay in contact with the person who is responsible for arranging these repairs so that there are no delays by the tradesmen being unable to gain access to the property. You can also request for the works to be carried out in your presence. Importantly, if you make such a request and then fail to be present, then you will end up being charged for the time wasted by the contractor.

In case of emergency repairs

There are certain kinds of repairs that need to be carried out immediately. Most of the landlords and lettings agents have insurance to cover for these kinds of repairs (and you must ask them about such circumstances). Some of these emergency repairs include- leaking roofs, broken windows, gutters or doors, blocked drains or burst pipes, lost keys, electrical or gas failures, damaged burglar alarm etc. In short it includes all such scenarios, where delaying the repair process can cause lasting damage to the property, or affect the security or habitability of the property.

Get in touch with utility providers

If there is any problem with regard to a specific utility in the property then you must contact the specific utility provider. Mostly utilities providers and local authority agencies need access to the property as they do not collect keys for entry. Hence, someone must be present to let them in. This is normally the responsibility of the dweller to make a convenient appointment and also allow them access.

In case of damp and condensation

Generally, it depends on the dweller to ensure that the property is secure from damp and condensation. This can be achieved by keeping the property well aired. You can get a dehumidifier to deal with such a problem or if you are lucky you might even get it from your landlord.

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Carol Riley - About Author:
Carol Riley is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a rent flat in edinburgh, please visit a property to rent in edinburgh.

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