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When you enter into a tenancy agreement with a landlord, you take on certain responsibilities in exchange for a certain rights. It is important that you have knowledge regarding all these. The tenancy agreement will have all these duties and responsibilities in writing. Hence you must read it carefully before signing it.

Main duties of a tenant in Edinburgh

Your main duties as a tenant will be to pay the rent on time along with the other bills. Mostly in long term tenancies, the tenant is required to pay for the telephone bill, TV license, council tax etc. You must also respect your neighbors. Make sure that none of your activities is a source of nuisance for them. Thus you must avoid late night parties, loud music, not putting rubbish in a proper place etc. Another important duty as a tenant is to take care of the property. This does not mean that you will be responsible for maintenance; this is the landlordâ€™s duty. All you are required to do is to ensure that the property is well cared after. Hence, if you are going away for some time, inform the landlord. Keep the doors and windows locked for security. You must carry out the basic maintenance work, like, changing the smoke alarm batteries etc.

Also, you must never engage in an illegal activity at the property. If you feel like carrying out some alterations to the property, seek for the landlordâ€™s permission before you alter it in any way. You can also not sublet the property if it is not stated in the contract. Permission for such an activity is essential from the landlord.

Rights as a tenant in Edinburgh

Tenantâ€™s rights are safeguarded by law. There can be no signing out of these rights. A tenant has a right to quite enjoyment of the property and if the landlord wants access to the property, he cannot do so without giving a 24 hours prior notice. By law the landlord is required to ensure the property, ensure that all the gas and electrical equipments and appliances are safe for tenantâ€™s use, carry out any gas, electric, sanitary repairs and also pay for their costs, ensure that all furnishings are fire safety compliant and also comply with the furniture regulations. The landlord must also make reasonable adjustments to the property for tenants with disabilities.

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