Renting a Room in Edinburgh and Duties of a Tenant Which He Has to Fulfill by Ann Clark

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Edinburgh has provided number of facilities to the people who are living in rental property. In this regard the Scottish government has implemented rules for the tenant and the landlord as they have some rights and duties.

It is very significant that when tenant and landlord are going to make an agreement then they are going to accept their rights and duties. As a tenant or lodger you must also get the landlord to stipulate a reasonable notice period and contain other useful terms in order to have a proper start. This tenancy document provides all the information like rent, method of payment, deposit, paying bills and utilities, keeping equipment in a good condition, maintenance and repair of the property.

Tenancy agreement has entire information regarding the duties, obligations, and the responsibilities of a tenant. Failure on his part to adhere to these can result in deposit being withheld (all or part of it) or legal action pursued against him.

Typical responsibilities of a tenant

The very first and important thing is that the tenant has to pay complete rent, other utilities and all the bills. This all type of credit must be paid within the term and on date. In this matter the water bills and counsel tax might also be included in it. If any service is disconnected because of nonpayment from the tenant side then he has to bear all the expenses of reconnecting the services. Another thing is that the tenant has to pay the television license fee also.

A tenant must be attentive that property is secure at all time. At the time of keeping the doors and windows lock, tenant must be careful. In case of damaging the property, at the first time, tenant should have to inform to the landlord so that repairs can be carried out. If the tenant does not inform to landlord then he will be liable to more damage.

A tenant cannot have any pet with him if pets are ban because he should not be the cause of nuisance in the comfort of neighbors.

Tenant must use property carefully and try to maintain its condition. If this house has a garden then you have to clean up properly. Tenant cannot make any changing in the house without having the permission from the landlord. He must allow the landlord to inspect the property at a reasonable notice.

A tenant cannot sub-let the property without seeking the permission from the landlord.

The tenant does not have any right to run his business or hold any illegal activity on the property.

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