Responsibilities of Landlords and Tenants

by Ann Clark

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The law places responsibilities and obligations on both; the landlord and the tenant for the upkeep and maintenance of property to rent in Edinburgh.

Responsibilities of the landlord

One of the basic responsibilityâ€™s of the landlord is of maintaining the â€˜for rent Edinburghâ€™ property is responsible for the basic maintenance and repairs to the property. Also, he cannot charge fees for these repairs and can only make the tenant carry out the repairs instead if the court agrees. This basic maintenance includes- ensuring that the property to rent in Edinburgh is clean and tidy; all the appliances are properly fixed and safe for use; the property is secure enough for the tenant; maintaining the building or any installations of the building that might affect the comfort of the tenant including the upkeep of the fabric and structure of the property and also repairing any utilities such as plumbing and heating.

Another major responsibility of the landlord is to ensure that all the upholstery or upholstered furnishings supplied by him in the â€˜for rent Edinburghâ€™ property fire resistant and must be labeled so.

All the gas appliances must be maintained and checked every 12 months by a registered engineer and an inspection certificate must be handed over to the tenant before he moves in. Also, the landlord must take appropriate steps to ensure that all the electrical appliances in the property are safe for use. These appliances must oblige with the law.

Responsibilities of the tenant

First and foremost the tenant must take positive steps to ensure that all the responsibilities listed in the tenancy agreement must be carried out. He is also responsible for general cleanliness and hygiene.

Besides this the tenant is responsible to pay the council tax. This depends on the value of the property, number of occupants and their financial status. However, certain class like students is exempt from paying this tax provided that they provide proof of being full time students.

Mostly, the tenant is also responsible to arrange for the utilities and pay for their bills like, electricity, gas, telephone etc.

At the start of the tenancy, both parties should outline the obligations of one party towards the other. This is the best way to stay clear of oneâ€™s duties and maintain good relations with one another.

Split responsibility of landlord and tenant

There are also certain kind of responsibilities which are split between the landlord and tenant. Firstly, it is the responsibility for the upkeep of the property. Both parties must put in their share in order to achieve this. Another area in which the responsibility is shared between both parties is that of insurance. The landlords mostly have their buildings under cover. They can also get their contents covered especially the ones which are provided by the landlord to the tenant with the property. However, if the tenant wants protection for his/her own belongings, he must carry out a separate household insurance policy.

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