Rights and Duties of a Tenant when Renting Accommodation in Edinburgh by LauraCampbell

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While deciding to be a tenant in Edinburgh you must keep in mind the legal aspect relating to the rental property. When you are going for a contract of tenancy you must know your responsibilities as a tenant.

Duties of a tenant in Edinburgh:

"Where there is Right there is a Duty" according to this phrase you must keep in mind certain responsibilities in exchange for particular rights. Tenancy agreement must be read carefully as it stated all the responsibilities of a tenant. This tenancy agreement covers all those expectations which a landlord expect from you.

There are different responsibilities of a tenant one of the major responsibilities of the tenant are to pay the rent on time, which is normally one month in advance. A tenant is also responsible to pay other bills especially in case of long term lettings. A tenant has to pay council tax, telephone charges and TV license. A person as a tenant must look after the property and use it with utmost care. A tenantâ€™s responsibility is not only restricted to the property but also it extends to the neighbors. It is another responsibility of a tenant that he must respect the neighbors. He should not make too much noise, cause any nuisance, and avoid putting rubbish in the wrong places. He must also not obstruct common areas of the property.

It is the duty of landlord to maintain the property. There are no expectations from the tenant regarding to the maintenance of the property. However he should refrain from activities which might cause damage to the building. Basic maintenance of the property is the responsibility of a tenant like changing the bulb, smoke alarm and batteries.

Things a tenant must never do when renting in Edinburgh:

It is the responsibility of a tenant that he must never engage in any kind of illegal activity. He cannot alter and modify the property in any way possible. Modification in the property can only be done after getting a written permission from the landlord. Property cannot be used for the business purposes. Subletting the property is also not allowed until and unless permission is obtained from the landlord.

Things a tenant must do when renting in Edinburgh:

It is the duty of a tenant to inform the landlord If he is going away from the rented property for a longer period e.g. more than 14 days. If he will not do so it may affect his/her insurance policy. It is another responsibility of a tenant to must make sure that the property is secure at all times. It shows that he should lock it up carefully whenever he is going out and should not be negligent with the keys by handing them over to someone else. The landlord must be informed by the tenant about the things which need fixing in order to avoid bigger problems in future. These are some responsibilities of a tenant which he has to fulfill as a tenant.

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Laura Campbell is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a edinburgh flats, please visit a accommodation in edinburgh.

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