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Rights and Duties of Tenant in Edinburgh by [Calum Rendall](#)

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According to a general rule where there is a right there is duty so when you enter into a tenancy contract with a landlord, you take on certain duties in exchange for certain rights. It is very significant for you to have awareness regarding all these. The tenancy agreement contains all these duties and responsibilities. It will be in written form so you should read it cautiously before signing it.

Main duties of a tenant in Edinburgh

Being a tenant you have to fulfill certain duties. You should pay the rent on time along with the other bills. A tenant has to pay telephone bill, TV license and council tax but mostly it happened in long term tenancies. You should pay respect to your neighbors. One thing you should keep in mind that you have to make sure that none of your activities create any kind of nuisance for them. Thus you have to avoid from late night parties, loud music, not putting rubbish in a proper place etc. Being a tenant, there is another important duty which you have to fulfil that you must take care of the property. This does not mean that you will be responsible for maintenance; this is the landlord's duty. All you are required to do is to ensure that the property is well cared after. Another important thing if you are going away for some time then you must inform to the landlord. You should keep the doors and windows locked for security purposes.

You are required to carry out the basic maintenance work, like, changing the smoke alarm batteries etc.

As a tenant you should avoid to engage in any illegal activity at the property. If you feel like carrying out some alterations to the property then seek for the landlord's permission before you alter it in any way. You can not sublet the property if it is not acknowledged in the contract. Permission of the landlord is essential for such an activity.

Rights as a tenant in Edinburgh

There are different rights which are given by law to a tenant. There can be no signing out of these rights. A tenant has a right to quiet enjoyment of the property and if the landlord wants access to the property, he cannot do so without giving a 24 hours prior notice. There are different duties of landlord as well like, landlord is required to ensure the property, ensure that all the gas and electrical equipments and appliances are safe for tenant's use, carry out any gas, electric, sanitary repairs and also pay for their costs. A landlord has to ensure that all furnishings are fire safety compliant and also comply with the furniture regulations. Another important thing which a landlord must consider that he has to make reasonable adjustments to the property for tenants with disabilities.

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