



RIGHTS OF PRIVATE TENANTS

There are some basic rights which apply to all private tenancies. Tenancies which began after 1 April 2007 have some additional rights and protected tenants also have additional rights.

These tenants have a right to...	Pre April 2007 tenants	Post April 2007 tenants	Protected tenants
Rent Book, complying with Rent Book Regulations (NI) 2004	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rent Book, complying with Rent Book Regulations (NI) 2007, provided free of charge and within 28 days of tenancy commencing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A proper Notice to Quit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Freedom from Harassment & Unlawful Eviction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Due process of law	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Claim Housing Benefit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Statement of Tenancy Terms as laid out in Private Tenancies Order (NI) 2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Default repairing obligations as laid out in Private Tenancies Order (NI) 2006*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Default tenancy term as laid out in Private Tenancies Order (NI) 2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Succession as laid out in the Rent Order (NI) 1978, as amended	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greater security of tenure as laid out in the Rent Order (NI) 1978 and the Private Tenancies (NI) Order 2006	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*These will only apply where the tenancy agreement or statement of tenancy terms does not specify repairing obligations or, in the case of a protected tenancy, where the tenant and landlord have not agreed repairing obligations.