

Keeping the Landlord Happy!

By keeping the property clean and tidy, respecting the neighbours, paying your rent on time and keeping to your side of the contract you are likely to keep your landlord “happy”! So check that you have read the outline of your obligations in your contract and are keeping to them!

Some other considerations are:

Condensation - this can cause damp and mould on cold surfaces and in places where there is little movement of air. Look for it in corners of a room especially near windows or behind wardrobes and cupboards. It is not caused by leaking water but from moisture in the air within the property.

You can help minimise the problem by:

- **Producing less moisture!** Avoid drying washing indoors, particularly on central heating radiators
- **Ventilation!** Open windows in kitchens and bathrooms fully when in use. Use extractor fans where fitted
- **Space!** Try not to overcrowd cupboards and wardrobes. Also leave space between the furniture and walls to allow free circulation of air
- **Unblocking!** Try not to block or cover air vents

Blocked sinks - If your sink is blocked by food waste or hair etc, the landlord/agent may charge you for the repair.

Neighbours - You have a responsibility to be considerate to other members of the house and local community. If your new neighbours find you upsetting the peace they may make a formal complaint to the council which can result in a formal investigation and notification to your landlord/agent! This would mean you are in breach of your tenancy agreement and could result in your eviction.





To avoid disturbing your neighbours:

- Place noisy household equipment, stereo speakers and televisions away from walls connecting to adjoining properties
- Keep the volume of TV, radio and music as low as possible, (especially late at night!)
- Introduce yourselves to your neighbours - it may help you to approach each other politely if problems do arise
- If you are going to have a party, tell your neighbours in advance and keep the noise to a minimum - you could even invite them to the party
- Keep gardens/yards free from refuse and in a tidy condition
- Try to keep the noise down when returning home from an evening out!