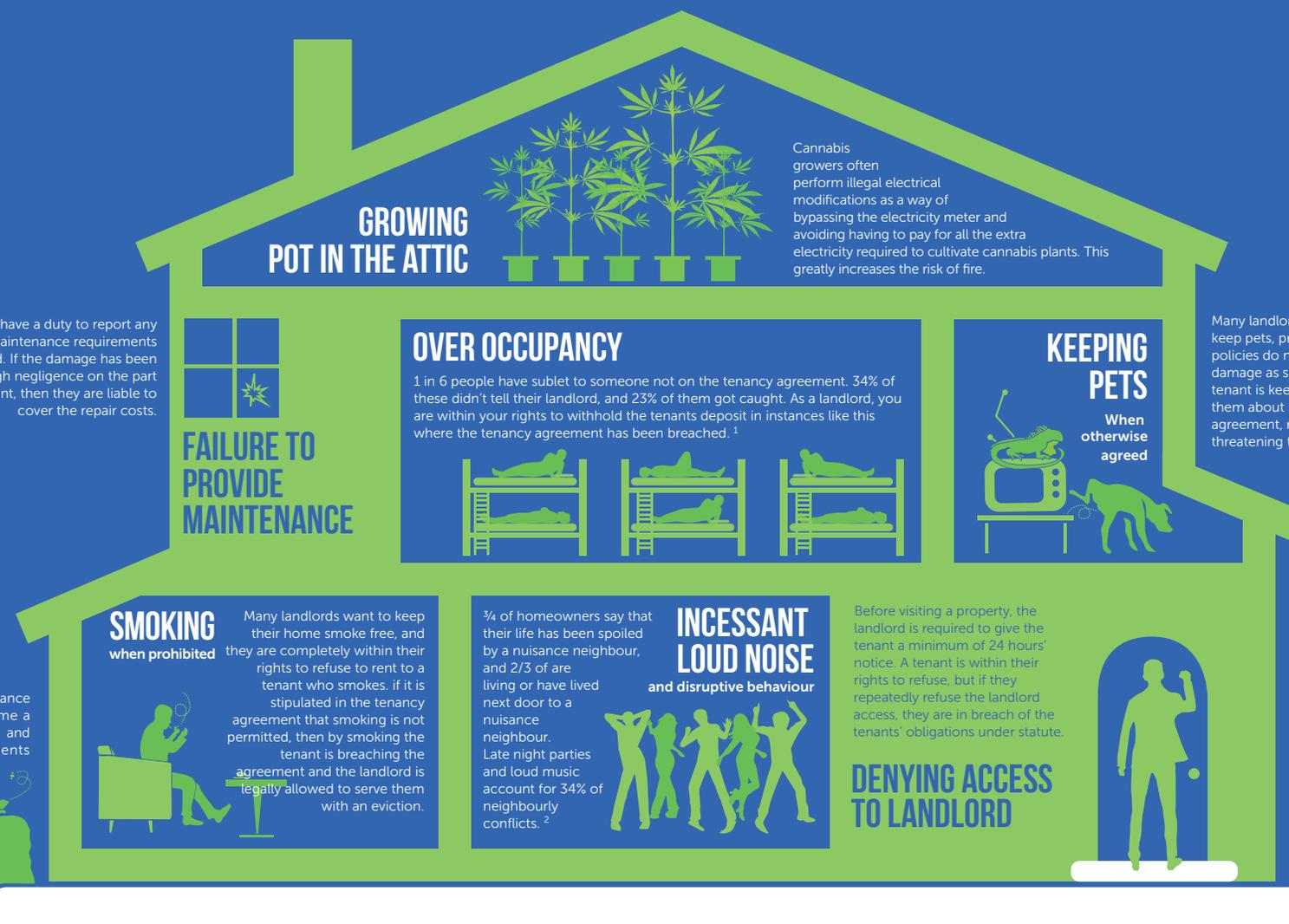


Although most of the time your tenants will not give you any trouble, every landlord will encounter one at some point. We have drawn up a list of telltale signs that you are dealing with....

BAD TENANTS



GROWING POT IN THE ATTIC



Cannabis growers often perform illegal electrical modifications as a way of bypassing the electricity meter and avoiding having to pay for all the extra electricity required to cultivate cannabis plants. This greatly increases the risk of fire.

Tenants have a duty to report any damage or maintenance requirements to the landlord. If the damage has been caused through negligence on the part of the tenant, then they are liable to cover the repair costs.

FAILURE TO PROVIDE MAINTENANCE



OVER OCCUPANCY

1 in 6 people have sublet to someone not on the tenancy agreement. 34% of these didn't tell their landlord, and 23% of them got caught. As a landlord, you are within your rights to withhold the tenants deposit in instances like this where the tenancy agreement has been breached. ¹



KEEPING PETS

When otherwise agreed



Many landlords do not allow their tenants to keep pets, primarily because their insurance policies do not include cover for pet damage as standard. If you do discover your tenant is keeping a pet, it is best to talk to them about it first and try to come to some agreement, rather than shouting and threatening them with eviction!

ACCUMULATED RUBBISH

Tenants using the garden as their own personal dump poses a serious health risk, as well as blighting the appearance of the property. It can become a breeding ground for bacteria and encourages unwanted rodents such as rats.



SMOKING when prohibited



Many landlords want to keep their home smoke free, and they are completely within their rights to refuse to rent to a tenant who smokes. If it is stipulated in the tenancy agreement that smoking is not permitted, then by smoking the tenant is breaching the agreement and the landlord is legally allowed to serve them with an eviction.

¾ of homeowners say that their life has been spoiled by a nuisance neighbour, and 2/3 of are living or have lived next door to a nuisance neighbour. Late night parties and loud music account for 34% of neighbourly conflicts. ²

INCESSANT LOUD NOISE and disruptive behaviour



Before visiting a property, the landlord is required to give the tenant a minimum of 24 hours notice. A tenant is within their rights to refuse, but if they repeatedly refuse the landlord access, they are in breach of the tenants' obligations under statute.

DENYING ACCESS TO LANDLORD



1- <http://www.cityam.com/235240/undercover-landlords-one-in-six-renters-sublet-their-home-but-a-third-keep-it-under-wrap>
 2- <http://www.staterecord.co.uk/media-centre/press-releases/2016/07/millions-of-brits-living-next-door-to-a-nuisance-neighbour/>