

# Cheshire West & Chester Council

## Your rights as a Tenant

### You should make sure:

- Live in a property that's safe and in a good state of repair
- Have your deposit returned when the tenancy ends and have your deposit protected
- Challenge excessively high charges
- Know who your landlord and letting agent are
- Live in the property undisturbed
- See an Energy Performance Certificate and Gas Safety Certificate for the property
- Be protected from unfair eviction and unfair rent
- Be provided with a written tenancy agreement if you have a fixed-term tenancy.

## Your responsibilities as a Tenant

### You have a responsibility to:

- Look after the property you are renting
- Be considerate to your neighbours by not causing any anti-social behaviour
- Pay your rent on time
- Speak to your landlord if you are struggling to pay your rent
- Pay any other charges as agreed with your landlord, for example council tax or utility bills
- Speak with your landlord as soon as possible if your home requires repairs
- Allow your landlord access when they need to, for example to carry out a gas safety check
- Only sublet the property if your tenancy agreement and your landlord allows it
- Engage with your support provider (if applicable) and keep them informed about your circumstances.

