



Your Tenancy

Your Tenancy Agreement

When you move into one of our properties you will be asked to sign a tenancy agreement.

This agreement states the terms and conditions of your tenancy in detail.

It covers different subjects, such as:

- **Our Obligations:**
This covers the responsibilities and duties of WECH during your tenancy.
For example, carrying out certain repairs and maintenance as well as gas safety checks.
- **Your Obligations:**
This covers your responsibilities and duties during the tenancy.
For example, paying rent weekly, giving notice to end the tenancy and not causing nuisance or annoyance.
- **Your Rights:**
This covers access to personal information, privacy of information, succession & assignment, lodgers & subtenants and the right to buy.
- **General information:**
This covers details of what the property consists of, when the tenancy starts, and when and how much rent you'll have to pay.

Joint Tenancies

In a joint tenancy, both tenants have equal rights and are equally responsible for all conditions of the tenancy agreement.

An example of this is rent. In a joint tenancy both parties are responsible for the full amount, and therefore also for the whole amount of any rent arrears.

If you want to leave your joint tenancy you should talk to your Housing Officer.

Security of Tenure

Security of Tenure means that you can't be forced to leave your home unless the landlord obtains an order for possession from the court.

We will give at least 4 weeks' notice in writing before applying for possession and outline the reasons as to why. We will only service notice where the tenancy has been breached.

Some of the reasons for seeking a possession order include:

- Severe rent arrears where no payment has been made or an agreement has been breached
- Property damage
- Anti-social behaviour
- Abandonment
- Using the property for illegal or immoral purposes