



LANDLORD GUIDANCE

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The tenancy agreement between you and your tenant will outline your specific obligations. Below is a general guidance summary:

Tenancy Deposit Protection

If you opt for our Guaranteed Rent or Lettings & Property Management service we will ensure that any tenancy deposit is protected in a Government-Approved Tenancy Deposit Scheme on your behalf.

If you are managing the property yourself, it is your legal responsibility to protect the deposit and provide tenants with the Deposit Registration Certificate and Prescribed Information within the required timeframes.

Access to Property

Tenants have the legal right to quiet enjoyment of their home. We will always provide at least 24 hours' notice prior to visiting the property, except in cases of emergency where immediate access is required.

Safety & Maintenance Responsibilities

As a landlord, you must provide a safe, secure, and habitable property. We support our landlords to meet all required safety standards. Your responsibilities include:

- **Gas Safety:** Annual Gas Safety Certificate (GSR) from a Gas Safe Registered Engineer.
- **Electrical Safety:** Valid Electrical Installation Condition Report (EICR) by a competent person, renewed as required.
- **Fire Safety:** If the property is furnished, all furniture must comply with the Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended).
- **General Maintenance:** Prompt action to repair essential services and maintain the property to Housing Health and Safety Rating System (HHSRS) standards.

Guaranteed Rent

If you select our Guaranteed Rent service, Zorba Property Solutions will act as your professional tenant, ensuring that you receive a fixed, guaranteed rental income each month, regardless of tenant occupancy or payment status.

We will also handle property management, tenant vetting, repairs, and compliance checks, giving you peace of mind and a hassle-free experience.

Ending a Tenancy & Possession

For Assured Shorthold Tenancies (ASTs), tenants typically have the right to remain in the property for at least six months, unless they breach key terms of the tenancy.

Landlords may regain possession by:

- Serving a Section 21 Notice (no-fault eviction).
- Serving a Section 8 Notice if the tenant breaches the agreement.

We provide full support and guidance throughout the possession process where required.

Additional Landlord Responsibilities

- Ensure non-discriminatory practices at all times.
- Provide contact details to tenants.
- Maintain a current Energy Performance Certificate (EPC).
- Notify tenants if locks are to be changed.
- Maintain compliance with all applicable statutory requirements.
- It is highly advisable to maintain appropriate landlord insurance, covering building, contents, and public liability.



Data Protection

We adhere strictly to all current Data Protection Legislation, ensuring your personal data and that of your tenants is securely processed and stored in compliance with the UK GDPR and Data Protection Act 2018.

If you have any further questions about your responsibilities or our services, please don't hesitate to contact our team at:

info@zorbapropertyolutions.co.uk

0203 006 0888

We're here to support you every step of the way.