

PRIVATE TENANCY AGREEMENT

NORTHERN IRELAND

Standard Tenancy Agreement
Private Tenancies Act (Northern Ireland) 2022

Agreement Date: 10 February 2026

About This Tenancy

This is a **Private Tenancy** under the Private Tenancies Act (Northern Ireland) 2022, which amends the Private Tenancies (Northern Ireland) Order 2006. The Tenant has the right to occupy the Property during the tenancy. The Landlord can only regain possession by following the correct legal procedures and obtaining a court order from the County Court of Northern Ireland.

1. PARTIES

The Landlord

Name	Tariq Mohammed
Address	16 Waterloo Road
Email	t_mohammed@msn.com
Telephone	07961 834494

The Tenant

#	Full Name	Date of Birth	Email	Telephone
	Sonia Shezadi	12 February 1985	sonia_shezadi@msn.com	01274 123123

2. DEFINITIONS

"the Act" means the Private Tenancies Act (Northern Ireland) 2022, as amended.

"the Order" means the Private Tenancies (Northern Ireland) Order 2006, as amended by the Act.

"the Property" means the dwelling-house described in Schedule 1, including all fixtures, fittings and contents listed in the Inventory.

"the Landlord" means the person(s) named as landlord in this Agreement and includes successors in title.

"the Tenant" means the person(s) named as tenant in this Agreement. Where there is more than one tenant, references to "the Tenant" include all tenants jointly and each tenant individually.

"the Rent" means the rent specified in Schedule 2, payable in accordance with this Agreement.

"the Deposit" means the security deposit specified in Schedule 2, protected in an approved tenancy deposit scheme.

"the County Court" means the County Court of Northern Ireland.

3. THE TENANCY

3.1 The Landlord lets the Property to the Tenant as a Private Tenancy under the Act. The Tenant is entitled to occupy the Property as a private residence.

3.2 The tenancy commences on **10 February 2026**.

3.3 This is a **fixed term tenancy** for **6 months**, ending on **10 August 2026**. After the fixed term ends, if neither party takes action to end the tenancy, it will continue as a periodic tenancy on the same terms.

4. RENT

4.1 The Tenant shall pay the Rent of **£1000** per **month**, payable in advance on the **1st** of each month.

4.2 The first payment of **£1000.00** is due on **10 February 2026**.

4.3 Payment shall be made by **Bank Transfer** to: Account Name: T mohammed | Sort Code: 11-00-01 | Account Number: 12345678.

4.4 The Rent is payable without deduction or set-off unless the Tenant is legally entitled to make such deduction.

Rent Increases

The Landlord may increase the Rent subject to the following restrictions under current Northern Ireland law:

- The rent cannot be increased within 12 months of the start of the tenancy;
- The rent cannot be increased within 12 months of the last rent increase;
- At least **3 months' written notice** must be given for any rent increase.

5. DEPOSIT

5.1 The Tenant shall pay a deposit of **£1000** on or before the commencement of this tenancy.

5.2 Within **14 days** of receiving the Deposit, the Landlord shall:

- protect the Deposit in an approved tenancy deposit scheme; and
- provide the Tenant with the prescribed information about the protection.

5.3 The Deposit will be protected with: **MyDeposits**.

5.4 The approved tenancy deposit schemes in Northern Ireland are:

- TDS Northern Ireland
- MyDeposits Northern Ireland

5.5 The Deposit is held as security for:

- damage to the Property, fixtures, fittings or contents (beyond fair wear and tear);
- unpaid Rent;
- unpaid bills for which the Tenant is responsible;
- cleaning costs if the Property is not left reasonably clean; and
- other breaches of this Agreement.

Failure to Protect Deposit

If the Landlord fails to protect the Deposit within 14 days, the Landlord may not be able to obtain a possession order from the County Court.

6. TENANT'S OBLIGATIONS

6.1 Rent: Pay the Rent in full and on time without deduction (unless legally entitled).

6.2 Utilities and Rates: Pay all charges for gas, electricity, water, sewerage, telephone, internet, and rates (unless included in the Rent) during the tenancy.

6.3 Use of Property: Use the Property as a private residence only. The Tenant shall not:

- operate any business from the Property without the Landlord's prior written consent;
- use the Property for any illegal or immoral purpose.

6.4 Care of Property: The Tenant shall:

- keep the Property clean and tidy;
- keep the Property adequately heated and ventilated to prevent condensation, dampness and mould;
- report any defects or damage to the Landlord promptly;
- not cause or allow damage to the Property;
- make good any damage caused by the Tenant or visitors (fair wear and tear excepted).

6.5 Alterations: Not make any alterations, additions or improvements to the Property without the Landlord's prior written consent.

6.6 Decorations: Not remove or alter the Landlord's decorations, fixtures, fittings or furnishings without consent.

6.7 Pets: Not keep any pets at the Property without the Landlord's prior written consent.

6.8 Smoking: Not smoke or permit smoking inside the Property.

6.9 Subletting: Not sublet, assign, part with possession or share occupation of the Property, or take in lodgers, without the Landlord's prior written consent.

6.10 Access: Allow the Landlord or their agent access at reasonable times on at least 24 hours' written notice for:

- inspections (maximum once per quarter);
- repairs and maintenance;
- viewings (if the Property is being sold or re-let);
- emergency access (no notice required).

6.11 Garden: Keep any garden tidy and maintained, cut grass regularly, and not remove or severely prune trees or plants without consent.

6.12 Waste: Dispose of all rubbish appropriately, follow local council recycling guidelines, and keep wheelie bins in the designated area.

6.13 Behaviour: Not cause nuisance or annoyance to neighbours, not play loud music at unreasonable times, and ensure visitors do not cause nuisance.

6.14 Insurance: The Tenant is responsible for insuring their own belongings. The Landlord's insurance does not cover the Tenant's possessions.

6.15 End of Tenancy: When the tenancy ends, the Tenant shall:

- give proper notice to end the tenancy;
- leave the Property clean and tidy;
- return all keys;
- remove all personal belongings;
- provide a forwarding address.

7. LANDLORD'S OBLIGATIONS

7.1 Quiet Enjoyment: Allow the Tenant quiet enjoyment of the Property without unlawful interruption.

7.2 Repairs: Keep in repair:

- the structure and exterior of the Property;
- installations for gas, electricity, water and sanitation;
- installations for heating and hot water;
- common parts (if applicable).

7.3 Safety Compliance:

(a) Gas Safety: Ensure all gas appliances are safe and provide an annual Gas Safety Certificate (CP12).

(b) Electrical Safety: Provide an Electrical Safety Report (EICR) from a qualified professional where required by current legislation and ensure electrical installations are safe.

(c) Fire Safety: Provide smoke alarms on each floor, ensure smoke alarms are in working order at the start of the tenancy, and ensure furniture and furnishings meet fire safety regulations.

7.4 Deposit Protection: Protect the Deposit in an approved scheme within 14 days and provide the prescribed information.

7.5 Information: Provide the Tenant with:

- Energy Performance Certificate (EPC);
- Gas Safety Certificate;
- Electrical Safety Report (as required by current legislation);
- Deposit protection information.

7.6 Insurance: Insure the Property and the Landlord's contents.

8. ENDING THE TENANCY

By the Tenant

8.1 The Tenant can end the tenancy by giving written notice to the Landlord. The required notice period depends on the length of the tenancy:

- **Less than 1 year:** 4 weeks (28 days)
- **1 to 10 years:** 8 weeks (56 days)
- **10 years or more:** 12 weeks (84 days)

8.2 During the fixed term, the tenancy can only be ended by mutual agreement.

By the Landlord

8.3 The Landlord can only end the tenancy by:

- serving a written **Notice to Quit**;
- applying to the **County Court** for a possession order;
- obtaining a court order;
- having the order enforced if necessary.

The Notice to Quit period depends on the length of the tenancy:

- **Less than 1 year:** 4 weeks (28 days)
- **1 to 10 years:** 8 weeks (56 days)
- **10 years or more:** 12 weeks (84 days)

Eviction Grounds

The Landlord must apply to the County Court on one of the eviction grounds specified in the Private Tenancies Act (Northern Ireland) 2022 (amending the Private Tenancies (Northern Ireland) Order 2006). The Landlord cannot evict the Tenant without a court order.

9. GENERAL PROVISIONS

9.1 Data Protection: Personal data will be processed in accordance with UK GDPR and the Data Protection Act 2018. The Landlord will use the Tenant's data for managing the tenancy, rent collection, property maintenance, legal obligations, and providing references (with consent). Data will be retained for 6 years after the tenancy ends.

9.2 Jurisdiction: This Agreement is governed by the law of Northern Ireland. Disputes will be heard in the County Court of Northern Ireland.

10. NORTHERN IRELAND SPECIFIC NOTES

Important Information for Northern Ireland Tenancies

The following notes highlight certain matters specific to private tenancies in Northern Ireland. They are provided for information only and do not constitute legal advice.

10.1 Rent Book: Where rent is paid in cash or other prescribed circumstances apply, Northern Ireland law may require the Landlord to provide a rent book. This Agreement does not replace that statutory obligation.

10.2 Rates Liability: Responsibility for rates is determined by Northern Ireland law and the circumstances of the tenancy. The parties should ensure rates liability is clearly understood and complies with applicable requirements.

10.3 Fitness Standard: The Fitness Standard for rented housing in Northern Ireland is enforced by local councils. Nothing in this Agreement limits or changes any statutory enforcement powers.

SIGNATURES

By signing this Agreement, the parties confirm they have read and understood all terms and agree to be bound by them.

Landlord

Signature

Name: Tariq Mohammed

Date: _____

Tenant

Signature

Name: Sonia Shezadi

Date: _____

SCHEDULE 1 - THE PROPERTY

Property Address	35 Woodhall Park Avenue
Furnished Status	furnished
EPC Rating	D

SCHEDULE 2 - RENT AND DEPOSIT

Rent

Rent Amount	£1000 per month
Payment Due	1st of each month
First Payment	£1000.00 due on 10 February 2026
Payment Method	Bank Transfer
Payment Details	Account Name: T mohammed Sort Code: 11-00-01 Account Number: 12345678

Deposit

Deposit Amount	£1000
Protection Deadline	Within 14 days of receipt
Deposit Scheme	MyDeposits

Tenancy Term

Start Date	10 February 2026
End Date	10 August 2026
Term Length	6 months (Fixed Term)

SCHEDULE 3 - UTILITIES AND SERVICES

Tenant Responsibility

The Tenant is responsible for transferring utilities into their name, paying all utility bills and rates during the tenancy, and notifying suppliers at the end of the tenancy with final meter readings.

SCHEDULE 4 - INVENTORY AND CONDITION

A detailed inventory and condition report is attached to this Agreement and forms part of it.

Important

The Tenant should check the inventory carefully and notify the Landlord in writing within **7 days** of any inaccuracies. The inventory will be used at the end of the tenancy to assess whether there is any damage beyond fair wear and tear.

SCHEDULE 5 - PRESCRIBED INFORMATION

The Landlord confirms the following documents have been or will be provided to the Tenant:

Gas Safety Certificate

Energy Performance Certificate (EPC)

Electrical Safety Report (as required by current legislation)

Deposit protection information

Inventory and condition report

Useful Contacts

Housing Rights Service	028 9024 5640 www.housingrights.org.uk
NI Housing Executive	03448 920 900 www.nihe.gov.uk
Citizens Advice NI	www.citizensadvice.org.uk

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This Agreement is governed by the Private Tenancies Act (Northern Ireland) 2022, Private Tenancies (Northern Ireland) Order 2006 (as amended), Rent (Northern Ireland) Order 1978, Data Protection Act 2018, and Landlord and Tenant Law Amendment Act (Ireland) 1860.

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