



## ENFORCEMENT POWERS UNDER THE LAW RELATING TO THE PRIVATE RENTED SECTOR WHAT CAN YOUR COUNCIL DO?

Description	Action that can be taken
Statement of tenancy terms not provided	If a landlord fails to provide a tenant with a statement of the terms of the tenancy, he will be guilty of an offence and may be prosecuted by the district council.
No rent book provided	A private tenant has the legal right to a rent book. Councils have the power to take legal action if this is not complied with.
Notice of Unfitness or Disrepair not complied with	It is an offence not to carry out repair works specified within these notices; the councils have the power to take legal action.
Obstructing an authorised person from trying to perform duties	If the district council or anyone authorised by the council is obstructed from trying to perform its duties. An offence will have been committed.
Certificate of fitness not applied for	A district council can take legal action if a landlord fails to apply for a certificate of fitness.
Rent in excess of rent limit to be irrecoverable by landlord	A landlord is guilty of an offence if the rent book shows the tenant to be in arrears because of rent which is in excess of the rent limit and that the entry should be removed within 7 days of being requested by the tenant.
Information about ownership of houses	A district council may request details of those with an interest in the property in order that the council can serve a notice. It is an offence not to provide or knowingly give wrong information.
Service of Notices on Landlord's Agents	It is an offence if the agent fails to provide landlord contact details, if requested by the district council or the tenant.
Information requested by Rent Assessment Committees	A landlord or tenant is guilty of an offence if they fail to provide information as requested by a rent assessment committee.
Unlawful eviction and harassment of occupier	Any person who unlawfully deprives the tenant of his occupation of a dwelling house or is involved in actions likely to interfere with the peace and comfort of the tenant, shall be guilty of an offence and proceedings may be instituted by the district council.