

Non-Owner-Occupied Landlord Terms and Conditions:

The landlord hereby certifies to UCC that they will:

- Register their tenancy within one month of the start of the tenancy. Application forms are available from www.rtb.ie
- Observe the deposit limits anyone can pay to secure a tenancy:
 - A deposit cannot exceed more than one month's rent; and
 - An advance payment of rent cannot exceed one month's rent.
- Provide tenants with a receipt or statement or rent book that acknowledges payments made for rent and any other payments (e.g., utilities) received by the landlord.
- Make sure the property is in good condition.
- Maintain the property to the standard it was in at the start of the tenancy.
- Reimburse the tenants for any repairs they carried out on the structure that they requested with the landlord which the landlord did not carry out within a reasonable time.
- Insure the property (A landlord is required to maintain insurance in respect of the structural dwelling only i.e., bricks and mortar. A tenant should arrange contents insurance to cover their personal belongings).
- Pay property taxes and any other charges that the tenant is not responsible for.
- Provide the tenant with contact details (or for the agent working on the landlord's behalf).
- Give the tenant a written Notice of Termination at the end of the tenancy ([sample notices can be found here](#))
- Return the tenants deposit promptly at the end of the tenancy, unless lawfully withheld. A landlord can deduct any rent arrears, outstanding bills, or the cost of damages in excess of normal wear and tear to the accommodation. If a tenant terminates a tenancy early, a landlord can deduct for losses incurred.
- Schedule a property inspection. Landlords are encouraged to conduct regular inspections of their properties.
- The landlord will respect the security and privacy of his/her tenants. If a repair or inspection needs to be conducted, a landlord should arrange with the tenant to enter the property.
- Make sure there are refuse bins available for the tenant.
- As per the Equal Status Act 2000, a landlord cannot refuse to rent a property to someone because of their gender, marital status, family status, sexual orientation, religion, age, disability, race, receipt of State housing payments (such as HAP), or membership of the Travelling Community.
- Adhere to minimum standards of facilities and health and safety. See RTB link below for Minimum Standards Regulation and Fire Safety for further information.

Source: <https://www.rtb.ie/rights-and-responsibilities>

Resources:

Minimum standards:

<https://www.rtb.ie/beginning-a-tenancy/minimum-standards-regulations-and-fire-safety>

Sample Tenancy Agreement:

[https://www.rtb.ie/images/uploads/forms/Tenancy_Lease_Form_\(DEC_2022\)_Tenancy_Agreement.pdf](https://www.rtb.ie/images/uploads/forms/Tenancy_Lease_Form_(DEC_2022)_Tenancy_Agreement.pdf)

PLEASE NOTE THAT UCC will only advertise properties on Student Pad where they will be let on the basis of a single agreement between each tenant and the landlord. UCC will not advertise group leases, only houses. If a landlord seeks to impose a group contract on tenants his/her advertisement will be removed from Student pad.

PLEASE FURTHER NOTE that UCC reserves the right to remove any advertisement at its sole discretion and without notice in the event that it becomes of any breach of the afore-mentioned certifications.

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