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Some legal advices for tenants of property to rent in Scotland by [Cathrine Mckay](#)

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Hereunder some legal facts and circumstances are discussed which should be given a careful consideration while renting a property to rent in Scotland.

Never forget to ask the landlord to furnish his identity. Do check whether he is having the authority to let the property on rent. You can ask him to provide you with the title documents of the property to ensure you he is the true owner of the property. If he is an agent do check he is having the necessary documents in this regard. A genuine landlord will not refuse to provide you with his details.

There is always a tenancy agreement between a tenant and landlord. The tenant is always safeguarded under the laws of Scotland. If a landlord harasses the tenant or made him difficult to live in the rented accommodation in Scotland, then law provided the tenants with certain legal remedies. These remedies assure that tenants are not oppressed by the landlords.

Remember not to sign the tenancy agreement without looking into each and every details of it. It is not just a simple document rather it is a legal document creating some rights and duties in you. So don't read it in a hasty manner. If the terms and conditions of the agreement are not suitable for you then you can alter it for sure. Similarly your landlord can also alter it. Taking the services of lawyer for this purpose will help you a lot. Once you reach a mutual agreement, sign it. Your landlord can't force you to sign an agreement to which you have no consent.

Your landlord can never ask you to pay him the fee because he has provided you the rented accommodation in Scotland. He can only ask you for the payments of monthly rents. If according to the tenancy agreement the rent is to be paid weekly then law entitles you to be supplied with the rent book by the landlord. The tenancy agreement must always be in writing clearly stating the terms and conditions of the tenancy.

Laws of tenancy in UK are somewhat complicated. Law classified the lease. Private tenancies are made assured to provide the tenant with the security that he may not be expelled from the property to rent in Scotland before the expiry of the tenure. Law also provided the landlords with certain legal grounds to claim eviction of the tenant from the house. The law favours the tenants. Even if landlord is having a reasonable ground to evict a bad tenant, it takes quite long to get the eviction done. Assured tenancy is like a weapon in hands of tenants to use against the landlords.

Unless and until you made any damage to the property, the landlord is bound by the law to make necessary repairs in the property to rent in Scotland to let you enjoy a comfortable living. If there is a dispute between you and your landlord over the arrears of rent or any damage done to the property by you, even then your landlord can not simply throw you out of the house, he can not change the locks as well. All this is illegal and you have the right to report to the concerned police. Your landlord has no authority to terminate the tenancy on his own will rather it is the will of tenant to leave the property.

The law further saves the landlord by giving him the right to withhold the rent on account of any default on part of the landlord. The best example is failure of the landlord to get the necessary repairs done or some emergent repairs are made by the tenant himself. The tenant also uses this weapon to cut down the excessive rent.

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