Assignment On

Liability of Landlord & Tenant

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Subject: Minor Act

Semester: 9th B

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Department: Law

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(LLU)

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Landlord and tenent Liabilities:

The liabilities of landlord and tenent are primily determined by tenency law Act 408. often referencing Rent Act1 and most imbotant, the written Tenancy Agreement.

✗ Landlord liabilities:

the landlord responsible for providing a habitable property and ensuring peaceful occupation.

✗ Major Repairs:

Responsible for providing structual repairs roof. Major plumbing, electrical system and defect that render the property unfit for habitation.

✗ Taxes:

Liable for all government taxes and charges levied on

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the property (e.g Property tax)

* Legal Eviction:

Must use the legally prescribed process (applying to the Rent controller) for eviction.

* Security Deposit:

Liable to refund the security deposite upon termination, minus legally permissible deduction.

* Tenant Liabilities:

The tenant is responsible for timely payments, proper usage, and maintaining the interior condition of the Premises.

* Rent Payment:

Liable to pay rent on the specified due date Non-payment

is the primary ground for eviction.

* Utilities:

Liable for paying all Utility bills. (electricity, gas. water) during the tenancy.

* Minor Maintenance and damage:

Liable for day to day minor maintenance and responsible for repairing any damage caused by their negligence, misuse, or carelessness, beyond fair wear and tear.

Proper Use:

Must use the property as agreed (eg residential) and cannot make change structural changes or sublet without the landlord written consent.

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