



My House Online

Tenancy Agreements

TIME IS ALWAYS TICKING ON YOUR TENANCY AGREEMENTS

It's getting to that time again when there is a need to start renewing **Tenancy Agreements**. The upheaval that COVID-19 has caused means a lot of Landlords and Tenants are choosing to **renew** these agreements rather than facing the uncertainty of having to go through the lettings process in these challenging times.

Here at My House Online, we totally understand that you're looking for, and want to keep dependable tenants who look after your property, pay their rent on time, and reduce costs. A Tenancy Agreement works for both parties, setting out expectations and timescales and offering everyone peace of mind.

So, what next?

At the end of the tenancy a landlord has a few options:

- ▶ To **end** the tenancy.
- ▶ Allow the tenancy to continue a **periodic basis**.
- ▶ **Renew** the tenancy for a further **fixed term**.

ENDING THE TENANCY

As a landlord if you would like to end the current tenancy agreement, you'll need check the **notice** that is to be served, ensuring the tenant is given **sufficient time** when this is issued. If My House Online lets and manages your property then this is something that we can help you with, afterwards we'll be able to assist the tenant in their relocation and re-let your property if needed.

Alternatively, if the Tenant wishes to end their tenancy, we'll communicate with both parties and work with you throughout the lettings process to ensure it's as seamless as possible. After all, our main concern is that we can let your property as soon as it becomes vacant.



ALLOW THE TENANCY TO CONTINUE ON A PERIODIC BASIS

If neither party **extend** nor **end** the current Tenancy Agreement, then a **periodic tenancy** comes into force. This means that the current tenancy continues on a **rolling basis**, with the **same conditions** as the original agreement. The period is determined by how the rent was paid in the fixed term agreement.

Although a period tenancy gives **flexibility**, it's worth noting that it may make your tenant feel insecure, as not only does it offer you the security of knowing that rent will be paid for the coming months, but it also creates security for your tenant, knowing that they'll be residing at your property for the foreseeable future.

If this is your preference and My House Online let and manage your property, we will write to the tenant explaining what a periodic tenancy is, noting any changes or time frames for servicing notice in this period.

RENEW THE TENANCY

This is the best option for all parties involved, especially in the current economic climate. By ensuring that the Tenancy Agreement is renewed, you can sit back and relax knowing that your tenants will be residing at your property for a further fixed amount of time. Also, it's worth bearing in mind that if you'd like your tenants re-referencing it is common for the landlord to pay for these costs.

It worth considering the following when renewing the Tenancy Agreement:

- ▶ **Length** of Tenancy
- ▶ Should a **break clause** be included?
- ▶ Should I have my tenants **re-referenced**?
- ▶ Do I need to **increase** the rent?
- ▶ Are there any other special terms to incorporate?

WHAT DO I NEED TO DO NOW?

If we let and manage properties on your behalf, please get in touch with the team at My House Online so we can establish your intentions and if there are any changes to be made to the current Tenancy Agreement. We will also contact the tenants to ascertain their future plans, making sure they wish to stay in your property.

If it is your wish to **terminate** the Tenancy Agreement, we will serve notice and start helping the tenant to look for a new property. On the other hand, if the Tenant wishes to end their tenancy, we'll get in touch with you to talk about next steps and whether you'd like us to serve notice on the tenant to end the agreement.

If both parties are happy with a **periodic tenancy**, My House Online will advise both parties, ensuring that everyone is content with the arrangement in place.

Upon the renewal of the tenancy, we will work on your behalf to negotiate any new terms or alteration of exiting terms in the tenancy agreement. Both parties will receive copies of the new tenancy agreement, which will need to be signed and returned to your representative at My House Online.

MY HOUSE ONLINE IS HERE TO HELP...

The team at My House Online are here to ensure that your tenancy renewal process goes as smoothly as possible for both you and your tenant. It's worth bearing in mind that renewing a Tenancy Agreement before it expires gives both parties the security and reassurance that rent will be paid and the tenancy secured for a further amount of time.

Remember, time is always ticking on your Tenancy Agreements; get in touch with My House Online today and let us restart your timer!



INNA'S TOP TIPS ON TENANCY RENEWALS

- ▶ **Know your goals** and what you expect your Tenancy Agreement to set out; **think about timescales** - is one year tenancy too long? Is 6 months too short? Remember, **this gives both you and your Tenant added security for a longer period.**
- ▶ **Are you happy with the rent being paid?** Remember, **you can only increase rent once a year.** Also, take into consideration how Tenants will feel about an increase.
- ▶ It's ideal to commence the **Tenancy Agreement Renewal process 8 weeks in advance.** Due to the current pandemic we've not intentionally carried out these checks, **but remember we are here to help you.**

QUESTIONS WE'RE ALL THINKING...

HOW SOON SHOULD I START RENEWING MY TENANCY AGREEMENTS?

Ideally the Tenancy Agreement Renewals process should be carried out **8 weeks in advance.**

WHAT IS A BREAK CLAUSE?

A **Break Clause** can be added into a Tenancy Agreement and gives both parties the right to **end a fixed term tenancy** before the expiry of a fixed term period.

IS IT COMMON TO HAVE A TENANT RE-REFERENCED?

Referencing gives you a good insight into a Tenant's **background**, however, it is common practice for Landlords to cover the fees if re-referencing of Tenants is undertaken.

WHAT IS THE USUAL TIMESCALE OF A FIXED TERM TENANCY AGREEMENT?

This should include a timescale that works for both parties - short term or long term.