

Advice about evictions and the ending of a tenancy

This leaflet gives advice about the ending of, or eviction from, different types of tenancies, such as social housing tenancies and assured shorthold tenancies.

What type of tenancy do I have?

Most people have an assured shorthold tenancy, if you are unsure what type of tenancy you have, then this tool on the Shelter website is very useful to help you find out:

https://england.shelter.org.uk/housing_advice/downloads_and_tools/tenancy_rights_checker

Guidance and tools available

The following provides lots of advice and guidance on how to get help, or resolve a particular issue to do with the ending of the tenancy.

Advice for people renting privately

Your landlord, or their agent, has legal responsibilities to manage your tenancy fairly and to keep your home up to a decent standard.

If you need advice

Our Housing Options Service provides advice on the rights and responsibilities of private tenants, landlords and agents. We aim to prevent homelessness and investigate allegations of harassment and illegal evictions within Eden's privately rented sector. Our Housing Options Service can advise and assist tenants at risk of losing their homes, or tenants worried about their current housing situation. The team can also help with financial costs.

You can find advice regarding the following, please see www.shelter.org.uk or www.gov.uk:

- you need to check if your tenancy deposit is protected
- you don't have a tenancy agreement, or you don't understand it
- your landlord isn't meeting safety standards
- your landlord or their agent is bothering or harassing you at home
- your landlord is trying to evict you
- you've asked your landlord for repairs or complained about conditions in your home

Rights and responsibilities

If you're a private tenant or a private landlord, you can find more information about private renting rights and responsibilities and dealing with landlord/agent problems on the Shelter website at:

https://england.shelter.org.uk/housing_advice/private_renting/types_of_renting_agreement and <https://www.gov.uk/>

Make a complaint

If you have a complaint about a private landlord, contact them directly. If the complaint is about a letting or managing agent, visit the Shelter website.

One of the tools available is a leaflet entitled '**Self-help pack for tenants whose landlord wants them to leave**'.

For social tenants, who live in Housing Association properties, the reason for the ending of the tenancy and eviction can vary.

Citizens Advice Bureau provides some clear advice on its web page at www.citizensadvice.org.uk

Shelter is an excellent resource for help and advice for all types of tenancies at https://england.shelter.org.uk/housing_advice/private_renting/types_of_renting_agreement

Cumbria Law Centre can be contacted on Tel **01228 515129**.