

HOW TO SPOT A ROGUE LANDLORD



- 1 POOR MAINTAINANCE** A rogue landlord does not maintain the property to a safe and hygienic standard Eg. No smoke alarms, damp, heating, electricity and plumbing problems
- 2 FLY-TIPPING** An unlicensed property may have rubbish piling up outside
- 3 OVERCROWDING** A house or flat with many tenants and inadequate facilities is likely be run by a rogue landlord. Tenants may even be living in a garage or shed attached to the property
- 4 DIFFICULT TO CONTACT** A rogue landlord is often reluctant to respond to questions and/or can make you feel intimidated
- 5 NO PAPERWORK** A rogue landlord will be unlikely to provide you with a gas safety record or a legal tenancy agreement. A rogue landlord may often insist that you pay your rent in cash and not register your deposit

WE CAN HELP YOU WITH A DISREPAIR THAT YOUR LANDLORD WON'T FIX: WWW.BRENT.GOV.UK/REPORTAREPAIR

Brent Council prosecutes landlords of unlicensed properties. Find out more: www.brent.gov.uk/prslicensing Phone: 0208 937 2384/5



WHY DOES IT BENEFIT ME AS A TENANT IF MY LANDLORD HAS A LICENCE?

- 1 THE LICENCE SETS OUT CONDITIONS THAT YOUR LANDLORD MUST ABIDE WITH
- 2 A LICENCE HAS RULES AGAINST OVERCROWDING
- 3 IF YOUR LANDLORD IGNORES THE CONDITIONS SET OUT IN THE LICENCE, THE COUNCIL CAN TAKE ACTION AND YOUR LANDLORD COULD BE TAKEN TO COURT
- 4 YOUR DEPOSIT WILL BE REGISTERED TO HELP SAFEGUARD YOUR FINANCES



A HOUSE OR FLAT WITH 3 OR MORE UNRELATED PEOPLE LIVING IN IT NEEDS A LICENCE. **IT'S THE LAW**

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If you suspect that someone is renting out an unlicensed property in Brent, please report them anonymously at www.brent.gov.uk/reportaproperty