

Landlord Licensing

Enforcement of licensing (breach of conditions and failure to register)

A breach of licensing conditions is an offence, and can result in a fine of up to £5,000. A failure to licence a licensable property is also an offence, and can result in a fine without a maximum limit.

If a property is let on an assured short hold tenancy, the landlord loses the right to serve notice requiring possession under section 21 of the Housing Act 1988 until the property is licensed. Rent repayment orders can also be made in some circumstances if the council or an occupier applies to a residential property tribunal.

If the Council has to write to the landlord more than twice requesting that the property is licensed, the licence will only be issued for one year, as this will be deemed as poor management of the property.