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 issues the landlord two warning letters requesting the property to be licensed, when the licence is granted, it will be issued with a one year licence, because this will be deemed as poor management of the property.