



# Tenancy Relations

## Fact Sheet 2

### What is a Resident Landlord Tenancy?

Tenancies where a landlord lives in the same property as the tenant are treated differently to Assured Shorthold Tenancies. For a landlord to be considered a 'residential landlord' they must occupy the same property as the tenant for the complete duration of the tenancy. The landlord must also be using the property as their principal home. This is a less secure form of letting for a tenant.

There are two types of Residential Landlord Tenancy. This is decided by considering if the landlord and tenant share "living accommodation". Living accommodation will normally include kitchen, bathroom, living room, but not hallways or stairways.

If no living accommodation is shared, this is an "Unprotected Tenancy". If living accommodation is shared, this is an "Excluded Letting".

The type of Residential Landlord Tenancy has an effect on the procedure required to bring the tenancy to an end. Please see Fact Sheet 5, "Notice to Quit for a Resident Landlord Tenancy".

**Disclaimer: This information is not intended as an authoritative interpretation of the law, only the Courts can do that. Neither does this information cover every case. For further guidance, it may be advisable to seek legal guidance from a solicitor.**