



PRIVATE TENANCY AGREEMENT

NORTHERN IRELAND

Standard Tenancy Agreement

Private Tenancies Act (Northern Ireland) 2022

Agreement Date: 28 July 2026

About This Tenancy

This is a **Private Tenancy** under the Private Tenancies Act (Northern Ireland) 2022, which amends the Private Tenancies (Northern Ireland) Order 2006. The Tenant has the right to occupy the Property during the tenancy. The Landlord can only regain possession by following the correct legal procedures and obtaining a court order from the County Court of Northern Ireland.

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Navigation note: This contents page is non-contractual and does not replace or vary the agreement.

1. PARTIES

The Landlord

Name	Aoife Campbell
Address	8 Malone Park, Belfast, BT9 6NJ
Email	aoife.campbell@example.test
Telephone	028 9066 1842
Northern Ireland Landlord Registration	NI-LR-642901

The Tenant

#	Full Name	Date of Birth	Email	Telephone
	Conor O'Neill	4 November 1991	conor.oneill@example.test	07700 900624

2. DEFINITIONS

"**the Act**" means the Private Tenancies Act (Northern Ireland) 2022, as amended.

"**the Order**" means the Private Tenancies (Northern Ireland) Order 2006, as amended by the Act.

"**the Property**" means the dwelling-house described in Schedule 1, including all fixtures, fittings and contents listed in the Inventory.

"**the Landlord**" means the person(s) named as landlord in this Agreement and includes successors in title.

"**the Tenant**" means the person(s) named as tenant in this Agreement. Where there is more than one tenant, references to "the Tenant" include all tenants jointly and each tenant individually.

"**the Rent**" means the rent specified in Schedule 2, payable in accordance with this Agreement.

"**the Deposit**" means the security deposit specified in Schedule 2, protected in an approved tenancy deposit scheme.

"**the County Court**" means the County Court of Northern Ireland.

3. THE TENANCY

3.1 The Landlord lets the Property to the Tenant as a Private Tenancy under the Act. The Tenant is entitled to occupy the Property as a private residence.

3.2 The tenancy commences on **1 September 2026**.

3.3 This is a **fixed term tenancy** for **12 months**, ending on **31 August 2027**. After the fixed term ends, if neither party takes action to end the tenancy, it will continue as a periodic tenancy on the same terms.

4. RENT

4.1 The Tenant shall pay the Rent of **£900** per **month**, payable in advance on the **1st** of each month.

4.2 The first payment of **£900.00** is due on **1 September 2026**.

4.3 Payment shall be made by **Bank transfer** to: Account name: Aoife Campbell | Sort code: 95-18-44 | Account number: 55790124.

4.4 The Rent is payable without deduction or set-off unless the Tenant is legally entitled to make such deduction.

4.5 The Rent includes: Domestic rates.

Domestic Rates

The Landlord is responsible for domestic rates. The rates are included in the Rent and the Tenant does not pay them separately.

Rent Increases

The Landlord may increase the Rent subject to the following restrictions under current Northern Ireland law:

- The rent cannot be increased within 12 months of the start of the tenancy;
- The rent cannot be increased within 12 months of the last rent increase;
- At least **3 months' written notice** must be given for any rent increase.

5. DEPOSIT

5.1 The tenancy deposit is **£900**.

5.2 The total Deposit must not exceed one month's Rent. Within **28 days** of receiving it, the Landlord shall:

- protect the Deposit in an approved tenancy deposit scheme.

The Landlord shall give the Tenant the prescribed deposit information within **35 days** of receiving the Deposit.

5.3 Current status: the Deposit is expected but has not yet been received.

5.4 The Deposit is held as security for:

- damage to the Property, fixtures, fittings or contents (beyond fair wear and tear);
- unpaid Rent;
- unpaid bills for which the Tenant is responsible;
- cleaning costs if the Property is not left reasonably clean; and
- other breaches of this Agreement.

Failure to Protect Deposit

If the Landlord fails to protect the Deposit within 28 days or provide the prescribed information within 35 days, enforcement consequences may apply and the Landlord may be restricted from obtaining a possession order.

6. TENANT'S OBLIGATIONS

6.1 Rent: Pay the Rent in full and on time without deduction (unless legally entitled).

6.2 Utilities and Rates: Pay the utilities allocated to the Tenant under this Agreement. Domestic rates are included in the Rent and remain the Landlord's responsibility.

6.3 Use of Property: Use the Property as a private residence only. The Tenant shall not:

- operate any business from the Property without the Landlord's prior written consent;
- use the Property for any illegal or immoral purpose.

6.4 Care of Property: The Tenant shall:

- keep the Property clean and tidy;
- keep the Property adequately heated and ventilated to prevent condensation, dampness and mould;
- report any defects or damage to the Landlord promptly;
- not cause or allow damage to the Property;
- make good any damage caused by the Tenant or visitors (fair wear and tear excepted).

6.5 Alterations: Not make any alterations, additions or improvements to the Property without the Landlord's prior written consent.

6.6 Decorations: Not remove or alter the Landlord's decorations, fixtures, fittings or furnishings without consent.

6.7 Pets: Not keep any pets at the Property without the Landlord's prior written consent.

6.8 Smoking: Not smoke or permit smoking inside the Property.

6.9 Subletting: Not sublet, assign, part with possession or share occupation of the Property, or take in lodgers, without the Landlord's prior written consent.

6.10 Access: Allow the Landlord or their agent access at reasonable times on at least 24 hours' written notice for:

- inspections (maximum once per quarter);
- repairs and maintenance;
- viewings (if the Property is being sold or re-let);
- emergency access (no notice required).

6.11 Waste: Dispose of all rubbish appropriately, follow local council recycling guidelines, and keep wheelie bins in the designated area.

6.12 Behaviour: Not cause nuisance or annoyance to neighbours, not play loud music at unreasonable times, and ensure visitors do not cause nuisance.

6.13 Insurance: The Tenant is responsible for insuring their own belongings. The Landlord's insurance does not cover the Tenant's possessions.

6.14 End of Tenancy: When the tenancy ends, the Tenant shall:

- give proper notice to end the tenancy;
- leave the Property clean and tidy;
- return all keys;
- remove all personal belongings;
- provide a forwarding address.

7. LANDLORD'S OBLIGATIONS

7.1 Quiet Enjoyment: Allow the Tenant quiet enjoyment of the Property without unlawful interruption.

7.2 Repairs: Keep in repair:

- the structure and exterior of the Property;
- installations for gas, electricity, water and sanitation;
- installations for heating and hot water;
- common parts (if applicable).

7.3 Safety Compliance:

(a) Gas Safety: Ensure all gas appliances are safe and provide an annual Gas Safety Certificate (CP12).

(b) Electrical Safety: Provide an Electrical Safety Report (EICR) from a qualified professional where required by current legislation (mandatory from April 2025) and ensure electrical installations are safe.

(c) Alarm Safety: Provide a smoke alarm in the living room and every circulation space on each storey, a heat alarm in every kitchen, and a carbon monoxide alarm in each room or circulation space containing a flue or fixed combustion appliance (other than a gas cooker or oven). Smoke and heat alarms must be interlinked, and all alarms must be kept in proper working order and tested before the tenancy begins.

Recorded smoke locations: Ground-floor hall, first-floor landing and living room

Recorded heat locations: Kitchen

Fixed combustion appliances/flues: Gas boiler and boiler flue in the utility cupboard

Recorded CO locations: Utility cupboard adjacent to the gas boiler

CO exclusions/not-applicable explanation: No exclusions apply

Tested: Yes, on 28 August 2026

7.4 Deposit Protection: Protect the Deposit in an approved scheme within 28 days and provide the prescribed information within 35 days.

7.5 Information: Provide the Tenant with:

- Energy Performance Certificate (EPC);
- Gas Safety Certificate;
- Electrical Safety Report (as required by current legislation);
- Deposit protection information.

7.6 Insurance: Insure the Property and the Landlord's contents.

8. ENDING THE TENANCY

By the Tenant

8.1 The Tenant can end the tenancy by giving written notice to the Landlord. The required notice period depends on the length of the tenancy:

- **Up to and including 10 years:** 4 weeks (28 days)
- **More than 10 years:** 12 weeks (84 days)

8.2 During the fixed term, the tenancy can only be ended by mutual agreement.

By the Landlord

8.3 The Landlord can only end the tenancy by:

- serving a written **Notice to Quit**;
- applying to the **County Court** for a possession order;
- obtaining a court order;
- having the order enforced if necessary.

The Notice to Quit period depends on the length of the tenancy:

- **Less than 1 year:** 4 weeks (28 days)
- **1 to 10 years:** 8 weeks (56 days)
- **10 years or more:** 12 weeks (84 days)

Lawful recovery of possession

The Landlord must comply with the current Northern Ireland notice-to-quit framework and, if the Tenant does not leave lawfully, obtain and enforce a possession order through the County Court. This Agreement does not import the eviction-ground regimes used in England, Scotland or Wales.

9. GENERAL PROVISIONS

9.1 Data Protection: Personal data will be processed in accordance with UK GDPR and the Data Protection Act 2018. The Landlord will use the Tenant's data for managing the tenancy, rent collection, property maintenance, legal obligations, and providing references (with consent). Data will be retained for 6 years after the tenancy ends.

9.2 Jurisdiction: This Agreement is governed by the law of Northern Ireland. Disputes will be heard in the County Court of Northern Ireland.

10. NORTHERN IRELAND SPECIFIC NOTES

Important Information for Northern Ireland Tenancies

The following notes highlight certain matters specific to private tenancies in Northern Ireland. They are provided for information only and do not constitute legal advice.

10.1 Rent Book: Providing a rent book is a statutory obligation under Article 5 of the Private Tenancies (Northern Ireland) Order 2006. A populated rent-book component is included in this pack and must be given to the Tenant within 28 days after the tenancy is granted and then used to record rent and other tenancy payments.

10.2 Rates Liability: Responsibility for rates is determined under Northern Ireland law and is recorded for this tenancy as follows: The landlord is responsible for domestic rates and the rates are included in the rent.

10.3 Fitness Standard: The Fitness Standard for rented housing in Northern Ireland is enforced by local councils. Nothing in this Agreement limits or changes any statutory enforcement powers.

STATUTORY ACKNOWLEDGEMENTS

Please tick to confirm:

- ☐ I acknowledge this tenancy is governed by the Private Tenancies Act (NI) 2022 (where applicable).
- ☐ I acknowledge rent increases cannot generally occur more frequently than every 12 months (where applicable).
- ☐ I acknowledge electrical safety requirements become mandatory from April 2025 (where applicable).
- ☐ I acknowledge deposit protection and EPC obligations may apply (where applicable).

SIGNATURES

By signing this Agreement, the parties confirm they have read and understood all terms and agree to be bound by them.

Landlord

Signature

Name: Aoife Campbell

Date: _____

Tenant

Signature

Name: Conor O'Neill

Date: _____

SCHEDULE 1 - THE PROPERTY

Property Address	31 Ravenhill Avenue, Belfast, BT6 8LD
Furnished Status	part-furnished
Areas Included	Rear yard
Areas Excluded	Locked landlord store

SCHEDULE 2 - RENT AND DEPOSIT

Rent

Rent Amount	£900 per month
Payment Due	1st of each month
First Payment	£900.00 due on 1 September 2026
Payment Method	Bank transfer
Payment Details	Account name: Aoife Campbell Sort code: 95-18-44 Account number: 55790124
Rent Includes	Domestic rates

Deposit

Deposit Amount	£900
Protection Deadline	Within 28 days of receipt; prescribed information within 35 days
Deposit Scheme	Tenancy Deposit Scheme Northern Ireland

Tenancy Term

Start Date	1 September 2026
End Date	31 August 2027
Term Length	12 months (Fixed Term)

SCHEDULE 3 - UTILITIES AND SERVICES

Tenant Responsibility

The Tenant is responsible for transferring allocated utilities into their name, paying the utilities allocated to them, and notifying suppliers at the end of the tenancy with final meter readings. Domestic rates are governed by the specific rates allocation in clause 4 and the rent book.

SCHEDULE 4 - INVENTORY AND CONDITION

A detailed inventory and condition report is attached to this Agreement and forms part of it.

Important

The Tenant should check the inventory carefully and notify the Landlord in writing within **7 days** of any inaccuracies. The inventory will be used at the end of the tenancy to assess whether there is any damage beyond fair wear and tear.

Core Tenancy Information

Landlord	Aoife Campbell 8 Malone Park, Belfast, BT9 6NJ aoife.campbell@example.test 028 9066 1842
Property	31 Ravenhill Avenue, Belfast, BT6 8LD
Tenancy Start	1 September 2026
Rent	£900 per month, payable on the 1st of each month
Deposit	£900 - expected
Tenant notice	Up to 10 years: 28 days; more than 10 years: 84 days.
Landlord notice to quit	Up to 12 months: 28 days; over 12 months and up to 10 years: 56 days; more than 10 years: 84 days.

Documents and Compliance Information

- ☐ Gas Safety Certificate
- ☐ Energy Performance Certificate (EPC)
- ☐ Electrical Safety Report (as required by current legislation)
- ☐ Deposit protection information
- ☐ Inventory and condition report

Management and Safety Contacts

Emergency Contact	028 9066 1842
Repairs Reporting	Report repairs promptly in writing to the Landlord or Agent.
Rates Liability	The landlord is responsible for domestic rates and the rates are included in the rent.

Tenant Information Notice

A separate, populated Northern Ireland Tenancy Information Notice is generated from the same validated wizard data and included as its own document in this pack. The Landlord must review it, sign it, and give it to the Tenant within the applicable statutory deadline. Schedule 5 is a summary only and is not presented as a substitute for that distinct notice.

Useful Contacts

Housing Rights Service	028 9024 5640 www.housingrights.org.uk
NI Housing Executive	03448 920 900 www.nihe.gov.uk
Citizens Advice NI	www.citizensadvice.org.uk

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This Agreement is governed by the Private Tenancies Act (Northern Ireland) 2022, Private Tenancies (Northern Ireland) Order 2006 (as amended), Rent (Northern Ireland) Order 1978, Data Protection Act 2018, and Landlord and Tenant Law Amendment Act (Ireland) 1860.

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CASE ID

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JURISDICTION

northern-ireland

GENERATED

28 July 2026

Inventory & Schedule of Condition

Property Contents and Condition Record - Northern Ireland

31 Ravenhill Avenue, Belfast, BT6 8LD

Instructions: This inventory should be checked carefully against the property, contents, fixtures, fittings, and photographs at the inspection. The landlord (or agent) and tenant should sign and date it and keep copies with the tenancy records.

The tenant should review the document promptly and return any written comments or corrections as soon as reasonably practicable, ideally within 7 calendar days of check-in or receipt.

This document may later be used as evidential material when considering condition, cleanliness, missing items, damage, fair wear and tear, and any proposed deposit deductions.

Part A: Property Information

Property Address	31 Ravenhill Avenue, Belfast, BT6 8LD
Landlord / Agent	Aoife Campbell
Tenant(s)	Conor O'Neill
Inspection / Inventory Date	1 September 2026
Inspection Clerk	_____

Meter Readings at Start of Tenancy

Gas Meter	00821.7 m3
Electricity Meter	019440 kWh
Water Meter	Not metered

Part B: Condition Rating Guide

Rating	Description
Excellent	As new or nearly new condition, no marks or wear
Good	Light wear consistent with normal use, fully functional
Fair	Moderate wear, some marks or minor damage, fully functional
Poor	Heavy wear, visible damage, may need attention
N/A	Not applicable or not present

Part C: Room-by-Room Inventory

Complete the following for each room. Add additional sheets if required.

Living Room / Lounge

Item	Condition	Notes / Description
Walls	_____	_____
Ceiling	_____	_____
Flooring	_____	_____
Windows	_____	_____
Curtains/Blinds	_____	_____
Light Fittings	_____	_____
Sofa	_____	_____
Armchairs	_____	_____
Coffee Table	_____	_____
TV Stand/Unit	_____	_____
Other:	_____	_____

Kitchen

Item	Condition	Notes / Description
Walls	_____	_____
Flooring	_____	_____
Worktops	_____	_____
Cupboards	_____	_____
Oven/Hob	_____	_____
Extractor Hood	_____	_____
Fridge/Freezer	_____	_____
Washing Machine	_____	_____
Dishwasher	_____	_____
Microwave	_____	_____
Kettle/Toaster	_____	_____
Sink & Taps	_____	_____

Bedroom 1 (Master)

Item	Condition	Notes / Description
Walls	_____	_____
Ceiling	_____	_____
Flooring/Carpet	_____	_____
Windows	_____	_____
Curtains/Blinds	_____	_____
Bed Frame	_____	_____
Mattress	_____	_____
Wardrobe	_____	_____
Chest of Drawers	_____	_____
Bedside Tables	_____	_____

Bedroom 2

Item	Condition	Notes / Description
Walls	_____	_____
Ceiling	_____	_____
Flooring/Carpet	_____	_____
Bed Frame	_____	_____
Mattress	_____	_____
Wardrobe	_____	_____
Chest of Drawers	_____	_____
Other:	_____	_____

Bedroom 3

Item	Condition	Notes / Description
Walls	_____	_____
Ceiling	_____	_____
Flooring/Carpet	_____	_____
Bed Frame	_____	_____
Mattress	_____	_____
Wardrobe	_____	_____
Other:	_____	_____

Bathroom

Item	Condition	Notes / Description
Walls/Tiles	_____	_____
Ceiling	_____	_____
Flooring	_____	_____
Bath	_____	_____
Shower	_____	_____
Toilet	_____	_____
Sink & Taps	_____	_____
Mirror/Cabinet	_____	_____
Towel Rail/Radiator	_____	_____
Extractor Fan	_____	_____

Hallway / Entrance

Item	Condition	Notes / Description
Walls	_____	_____
Ceiling	_____	_____
Flooring	_____	_____
Front Door	_____	_____
Coat Hooks/Stand	_____	_____
Smoke Detector	_____	_____
CO Detector	_____	_____

Additional Rooms / Areas

For additional bedrooms, studies, utility rooms, or other spaces not listed above:

[illegible]

Part D: Keys and Access Devices

Item	Notes / Details
Front Door Keys	Number issued: 2
Back Door Keys	Number issued: 1
Window Keys	_____
Mailbox Keys	_____
Access Cards/Fobs	_____
Garage/Shed Keys	_____
Other (specify)	_____

All keys, fobs, and access devices must be returned at the end of the tenancy. The cost of replacing lost keys will be charged at the current replacement cost.

Part E: General Notes and Observations

Record any additional observations, pre-existing damage, or special notes here:

Part G: Signatures

By signing below, the parties confirm that this inventory has been inspected and is intended to record the condition and contents of the property at the relevant inspection date, subject to any written comments attached or sent shortly afterwards.

Landlord / Agent	Tenant
Name: _____	Name: _____
_____ Signature	_____ Signature
Date: _____	Date: _____

Important: The tenant should notify the landlord or agent promptly in writing of any discrepancy, omission, or comment so the tenancy file can be updated. This inventory should be read together with the tenancy agreement, photographs, meter records, and any later check-out report.