

TYPE OF TENANCY

Consider the following scenarios. Then:

- (a) Decide what type of tenancy the person has.
- (b) State your reasons for your answer, and
- (c) Make a note of any questions/issues that are relevant for the purpose of answering question (a).

(i) **Christine** has rented her two-bedroom flat from Emerald Housing Association for the past two years.

(ii) **John** rents his one-bedroom flat from the local council. His tenancy began 14 months ago. However, his housing officer has been contacting John in recent months about nuisance that he's alleged to have caused the neighbours.

(iii) **Mick and Stevie** were let a three bedroom house by their private landlord last year. However, they weren't provided with any tenancy agreement or written documentation.

- (iv) **Mick and Stevie (variant #1).** The facts are the same as in (iii), except for the fact that the tenancy began on 1 June 1996.

- (v) **Mick and Stevie (variant #2).** The facts are the same as in (iii), except for the fact that the tenancy began on 25 November 1988.

- (vi) **Lindsey** took possession of her flat in a sheltered housing scheme when she was employed by Dreams Housing Association. However, she's just received notice from her employer of their intention to terminate her employment contract, as they're ceasing to employ live-in wardens.

- (vii) **Peter** rented his flat from a private landlord two years ago. However, for the past 11 months he's been residing at his girlfriend's house in the next county. He's taken most of his belongings to his girlfriend's place. Peter didn't tell his landlord, nor the housing benefit department who have continued to pay his rent. The landlord has now been informed by neighbours that Peter is never there.