

Students and private renting factsheet

common problems experienced by **students renting from a private landlord** in Wales.



Shelter
Cymru

www.sheltercymru.org.uk

Finding a place

After the first year, (when you might be in Halls of Residence), you may need to find somewhere to live yourself or with a group of friends. Your college or university may have an accommodation office or student welfare officer who can help you find somewhere. You could also check notice boards and websites or visit www.nus.org.uk. Make sure any private landlord or letting agent is registered & licensed with Rent Smart Wales.



Letting fees

From the 1st September 2019 landlords and letting agents in Wales are banned from charging most letting fees. This includes fees for:

- signing or renewing a tenancy
- viewing a property
- drawing up an inventory



You can still be charged some fees, these include :

- A holding deposit to reserve a property (up to a maximum of 1 weeks rent)
- A fee if you are late paying your rent or break the terms of your tenancy

Don't pay any fees before you have been offered a place. If in doubt about whether the fee is banned fees, contact Shelter Cymru.

Protecting your deposit

If you are an assured shorthold tenant, (most private tenants are), your landlord or letting agent must protect your deposit in an official tenancy deposit protection scheme within 30 days of you paying it, and give you details of the scheme. If possible, try and agree an inventory with your landlord or agent at the beginning of the tenancy to avoid disputes later.



Getting your deposit back

At the end of the tenancy you should write to your landlord or agent to ask for your deposit back. Your landlord can only keep all or part of your deposit if he/she can show that they have suffered financial loss. Your landlord cannot take money out of your deposit to cover normal wear and tear. In the event of a dispute about how much deposit should be returned, the tenancy deposit protection scheme can help decide how much you get back.



Joint tenants need to agree how to divide up any returned deposit.

Housing Help mobile app

Download Shelter Cymru's free mobile app for expert housing advice and information.

sheltercymru.org.uk/app



We are sorry that this app is not currently available in Welsh, however if you would like to speak to an adviser in Welsh please contact 0345 075 5005.

Joint tenant isn't paying

Many students are joint tenants. You will have a joint tenancy if you live with other people and you all signed the same agreement at the same time. Each joint tenant is responsible for the whole rent. The landlord can ask you for any rent owing if one joint tenant isn't paying. You could take that tenant to court for their share - get further advice if you need to do this.



Need a guarantor

Your landlord may ask for a parent or other relative to be a guarantor for you. A guarantor is someone who agrees to pay the rent if you do not. Make sure any guarantor carefully reads what they sign up for because if you are a joint tenant and another joint tenant stops paying, your guarantor could become liable for all that is owing, not just your share.



Help with the rent

Rents in some areas are very high. Get advice from your student accommodation office about cheaper areas or about finding people to share with, and about any benefits or other support you may be entitled to.



Landlord registration

Always make sure any private landlord is registered & licensed with the **Rent Smart Wales** scheme. If you are dealing with a letting agent, ask the agent if they have a licence. If in doubt, check the online Rent Smart Wales public register.



Getting repairs done

Your landlord must ensure that the heating, plumbing and electrics in your home are working and safe, and must fix problems with the structure of the building. Responsibility for other repairs depends on your renting agreement. Repairs should be carried out within a reasonable time of you reporting them. If your landlord refuses to carry out the necessary works contact your local council's environmental health department.



Want to change rooms?

Who occupies which room in a shared house, and whether you can change room if someone leaves, is usually decided between the occupiers. Agree what you will do about changing rooms before you all move in.



Moving out early

You are responsible for the rent until your tenancy ends. This applies even if you leave your course early. Most agreements are for a fixed term, so check it to see if you can end your tenancy early. If you are a joint tenant you will need the agreement of the other tenants. Otherwise, ask your landlord if you can find someone to take your place.



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www.sheltercymru.org.uk

0345 075 5005



ShelterCymru

Registered charity no. 515902

Housing Help

app symudol

Lawrlythwch app symudol Shelter Cymru am ddim am gyngor a gwybodaeth arbenigol ar dai

sheltercymru.org.uk/app



Ymddiheurwn nad yw'r app yma ar gael yn Gymraeg ar hyn o bryd, ond os hoffech siarad ag ymgyngorydd yn Gymraeg cysylltwch ar 0345 075 5005

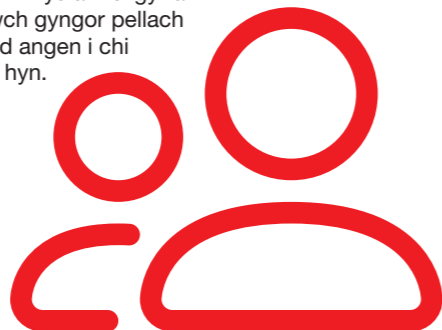
Dod o hyd i le

Ar ôl y flwyddyn gyntaf, (pan allech fod mewn Neuaddau Preswyl), efallai y bydd angen i chi ddod o hyd i rywle i fyw ar ben eich hun neu gyda grŵp o ffrindiau. Efallai bod gan eich coleg neu brifysgol swyddfa lety neu swyddog lles myfyrwyr a all eich helpu i ddod o hyd i rywle. Gallech hefyd wirio hysbysfyrddau a gwefannau neu ymweld â www.nus.org.uk. Sicrhewch fod unrhyw landlord preifat neu asiant gosod wedi'i gofrestru a'i drwyddedu gyda Rhentu Doeth Cymru.



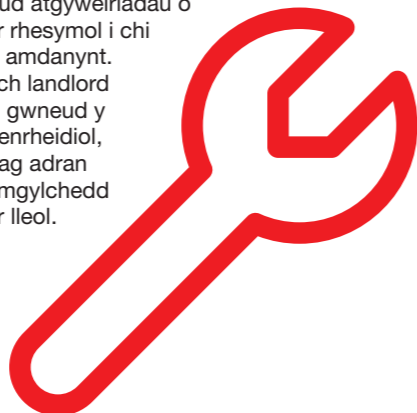
Nid yw cyd-denant yn talu

Mae llawer o fyfyrwyr yn gyd-denantiaid. Bydd gennych denantiaeth ar y cyd os ydych chi'n byw gyda phobl eraill a'ch bod chi i gyd wedi llofnodi'r un cytundeb ar yr un pryd. Mae pob cyd-denant yn gyfrifol am y rhent cyfan. Gall y landlord ofyn i chi am unrhyw rent sy'n ddyledus os nad yw un cyd-denant yn talu. Gallech fynd â'r tenant hwnnw i'r llys am ei gyfran - mynnwch gyngor pellach os bydd angen i chi wneud hyn.



Gwneud atgyweiriadau

Rhaid i'ch landlord sicrhau bod y gwres, y plymio a'r trydan yn eich cartref yn gweithio ac yn ddiogel, a rhaid iddo ddatrys problemau gyda strwythur yr adeilad. Mae'r cyfrifoldeb am atgyweiriadau eraill yn dibynnu ar eich cytundeb rhentu. Dylid gwneud atgyweiriadau o fewn amser rhesymol i chi roi gwybod amdanynt. Os bydd eich landlord yn gwrthod gwneud y gwaith angenrheidiol, cysylltwch ag adran iechyd yr amgylchedd eich cyngor lleol.



Ffioedd gosod

O'r 1af o Fedi 2019 mae landlordiaid ac asiantau gosod yng Nghymru wedi'u gwahardd rhag codi'r mwyafrif o ffioedd gosod. Mae hyn yn cynnwys ffioedd am:

- llofnodi neu adnewyddu tenantiaeth
- gweld eiddo
- llunio rhestr eiddo



Gellir codi rhai ffioedd arnoch o hyd, mae'r rhain yn cynnwys:

- Blaendal daliad i gadw eiddo (hyd at uchafswm o wythnos o rent)
- Ffi os ydych chi'n hwyr yn talu'ch rhent neu'n torri telerau eich tenantiaeth

Peidiwch â thalu unrhyw ffioedd cyn i chi gael cynnig lle. Os ydych yn ansicr ynghylch a yw'r ffi yn ffi gwaharddedig, cysylltwch â Shelter Cymru.



Angen gwarantwr

Efallai y bydd eich landlord yn gofyn i riant neu berthynas arall fod yn warantwr i chi. Gwarantwr yw rhywun sy'n cytuno i dalu'r rhent os na wnewch chi hynny. Sicrhewch fod unrhyw warantwr yn darllen yn ofalus yr hyn y maent yn cofrestru ar ei gyfer oherwydd os ydych yn gyd-denant a bod cyd-denant arall yn stopio talu, gallai eich gwarantwr ddod yn atebol am bopeth sy'n ddyledus, nid eich cyfran chi yn unig.

Diogelu eich blaendal

Os ydych yn denant byrddaliol sicr, (sef y rhan fwyaf o denantiaid preifat), mae'n rhaid i'ch landlord neu asiant sy'n gosod eiddo ddiogelu eich blaendal mewn cynllun diogelu blaendaliadau tenantiaeth swyddogol o fewn 30 diwrnod i chi ei dalu, a rhoi manylion i chi am y cynllun. Os yw'n bosibl, dylech geisio cytuno ar restr gyda'ch landlord neu asiant ar ddechrau'r denantiaeth er mwyn osgoi anghydfod yn nes ymlaen.



Help gyda'r rhent

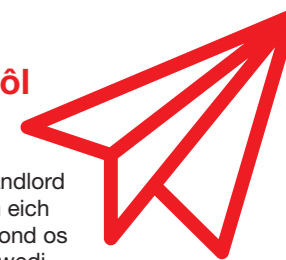
Mae cost rhent mewn rhai ardaloedd yn uchel iawn. Mynnwch gyngor gan eich swyddfa lety myfyrwyr am ardaloedd rhatach neu ynglŷn â dod o hyd i bobl i rannu gyda nhw, ac am unrhyw fudd-daliadau neu gymorth arall y gallai fod gennych hawl iddo.



Cael eich blaendal yn ôl

Ar ddiwedd y denantiaeth dylech ysgrifennu at eich landlord neu asiant i ofyn am eich blaendal yn ôl. Dim ond os gall ddangos ei fod wedi dioddef colled ariannol y gall eich landlord gadw'ch blaendal cyfan neu ran ohono. Ni all eich landlord dynnu arian o'ch blaendal i dalu am draul arferol. Os bydd anghydfod ynghylch faint o flaendal y dylid ei ddychwelyd, gall y cynllun amddiffyn blaendal tenantiaeth helpu i benderfynu faint rydych chi'n ei gael yn ôl.

Mae angen i gyd-denantiaid gytuno ar sut i rannu unrhyw flaendal a ddychwelyd.



Cofrestrriad landlord

Sicrhewch bod unrhyw landlord preifat wedi'i gofrestru a'i drwyddedu gyda'r cynllun **Rhentu Doeth Cymru**. Os ydych chi'n delio ag asiant gosod, gofynnwch i'r asiant a oes ganddynt drwydded. Os ydych yn ansicr, edrychwch ar gofrestr gyhoeddus Rhentu Doeth Cymru arlein.



Taflen ffeithiau myfyrwyr a rhentu preifat

problemau cyffredin y mae myfyrwyr yn eu rhentu gan landlord preifat yng Nghymru

Am newid ystafelloedd?

Fel rheol, penderfynir rhwng y deiliaid pwy sy'n meddiannu pa ystafell mewn tŷ a rennir, ac a allwch newid ystafell os bydd rhywun yn gadael. Cytunwch beth fyddwch chi'n ei wneud ynglŷn a newid ystafelloedd cyn i chi i gyd symud i mewn.

Symud allan yn gynnar

Rydych chi'n gyfrifol am y rhent nes i'ch tenantiaeth ddod i ben. Mae hyn yn berthnasol hyd yn oed os byddwch yn gadael eich cwrs yn gynnar. Mae'r mwyafrif o gytundebau am dymor penodol, felly gwiriwch ef i weld a allwch chi ddod â'ch tenantiaeth i ben yn gynnar. Os ydych chi'n gyd-denant bydd angen cytundeb y tenantiaid eraill arnoch chi. Fel arall, gofynnwch i'ch landlord a allwch chi ddod o hyd i rywun i gymryd eich lle.



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