

GLOSSARY

A

Additional terms

Extra conditions that you and your landlord can agree to add into your occupation contract, for example, conditions about having pets.

C

Contract

A legal agreement between two or more people.

Contract holder

A person who benefits from an occupation contract (previously known as a tenant).

Converted contract

An occupation contract that automatically changed from a tenancy or licence on the day the new law came in.

Community landlord

A council or housing association.

E

Eviction

Being made to leave your property by your landlord or by a court order.

F

Fit for human habitation

The standard of condition that most rented accommodation must meet.

Fixed term

For a fixed amount of time.

Fundamental terms

Conditions that are automatically included in an occupation contract.

G

Guarantor

Someone who agrees to pay your rent if you don't pay it.

H

Holding deposit

A payment to a landlord or letting agent to reserve a property.

J

Joint contract holder

A person who holds an occupation contract jointly with one or more people.

K

Key matters

Information that must be included in every occupation contract.

N

Notice

Served by a contract holder or a landlord to bring an occupation contract to an end.

O

Occupation contract

A written agreement previously known as a tenancy or licence agreement.

P

Periodic contract

A rolling occupation contract with no fixed end date.

Possession order

A decision from a court ordering a contract holder to give up possession of their property to a landlord.

Private landlord

A landlord that is not a council or a housing association.

PRS

Private rented sector.

R

Rent arrears

Rent which is owed by a contract holder to their landlord.

Rent

The amount you must pay to your landlord to live in the property. If

you do not pay your rent you could be evicted.

Rent Smart Wales

A service that is responsible for the registration and licensing of private landlords and letting agents in Wales.

Repair obligations

These tell you what repairs your landlord must carry out and what repairs are your responsibility.

Repayment plan

A way to pay money back over an extended period of time.

Retaliatory eviction

Where a landlord makes a claim for possession in the county court rather than carrying out repairs.

S

Secure occupation contract

An occupation contract usually granted by a community landlord (similar to a secure tenancy).

Sofa surfing

Staying temporarily with various friends or relatives because you don't have a permanent place to live.

Standard occupation contract

An occupation contract usually granted by a private landlord (similar to an

assured shorthold tenancy).

Succession

When a person takes over an occupation contract when the contract holder dies.

Supplementary terms

Optional conditions in an occupation contract that a landlord and a contract holder can agree to keep or remove.

T

Terms

Conditions that are part of the contract.

Transfer of contract

When an occupation contract is transferred from one person to another.

W

Warrant

The grant of permission from the county court for the bailiffs to evict a contract holder or mortgage borrower from a property.



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