



Habinteg
Housing Association (Ulster) Ltd

Introductory Tenancies

There are two kinds of tenancy -
INTRODUCTORY and SECURE.

As a new tenant, you will have
and Introductory Tenancy for
a period of 12 months.
This leaflet explains the
terms of the tenancy.



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Before moving into your new Habinteg home, you will sign the Tenancy Agreement. We give all new tenants a trial period of 12 months to show they can keep to the terms of this Agreement, look after their home and live peacefully with their neighbours. This is known as an Introductory Tenancy. The exception to this rule is if you are moving from a previous Secure Tenancy. In this instance, you will continue to be a Secure Tenant.

Rights

If you are starting as an Introductory Tenant, you will not have all the full rights of a secure tenant. As an introductory tenant the law does not give you the automatic right to take in lodgers; sub-let part of the property, make improvements or exchange your home during the introductory year.

Although you don't have an automatic legal right to these things, in exceptional circumstances you can apply to the Association to take in lodgers, improve your home or exchange. The Association will decide if you can go ahead.

Becoming a Secure Tenant

We hope your introductory tenancy period is problem-free and that you'll go on to become a secure tenant. If there have been no problems during your Introductory Tenancy this will happen automatically and most people will pass smoothly from their Introductory Tenancy to a Secure Tenancy. As a Secure Tenant you will have all of the full rights of a Habinteg tenancy.

If there are problems

As an Introductory Tenant you will receive as much protection as Secure Tenant. If you're the victim of somebody else's bad behaviour during the trial period we'll help you in exactly the same way as a other tenants. If, however, there are reports that you have been acting in an antisocial manner, we will investigate thoroughly and, as an Introductory tenant, you could be evicted more quickly and easily than under a Secure Tenancy. We'll always try to help you if you have difficulties, but you should be aware of the consequences of breaking the Tenancy Agreement

Anti-Social Behaviour

When problems occur during an Introductory Tenancy, Anti-Social Behaviour might be a factor. We are determined to protect you and your community from the misery of anti-social behaviour and we're sure you will want to help us.

We ask all new tenants to be aware of the agreement made with us in regard to conduct and in connection with the Good Neighbourhood Agreement. Be mindful of your own conduct and that of others visiting your home.

Taking Action

We will formally acknowledge and seek to investigate all reports misconduct. Where appropriate, we will provide advice and support and work with other agencies to bring about a satisfactory resolution. In

instances where efforts at conciliation have failed, we will take the route of legal action. This may involve Court proceedings and termination of an Introductory Tenancy.

Terminating an Introductory Tenancy

If Habinteg intends to proceed to court and seek an order for possession of your home, you will be issued with a Notice to Terminate. As an Introductory Tenant you have the right to request a review of this decision. If you wish to contest the decision to end your tenancy, please **make a written request within 14 days of receiving the Notice to Terminate**. There will be no further opportunity to put your case to Habinteg for consideration.

The Review Process

Habinteg will notify you at least five days before the review of the date, time and venue of the hearing. You may choose to attend the review in person or you may wish to make representation to the review panel in writing.

If you choose to attend the review you have the right to:

- be heard and be accompanied by another person who may be a solicitor
- call upon other parties to give evidence
- put questions to any person giving evidence at the hearing
- make representations to the panel in writing

A Director will review the case. The officers will not have been involved in the original decision to terminate your tenancy.

Court Proceedings

If the review accepts the original decision to terminate an Introductory Tenancy was correct, Habinteg will apply to the court for an Order for Possession. You will be advised of the date of the court hearing. If the court grants the possession order, the Introductory Tenancy will be terminated and you will be asked to leave your home. If you remain in the property, we will proceed to have the Order enforced through the Enforcement of Judgements Office.

If Habinteg is granted an Order for Possession, you may be considered ineligible for housing assistance in the future.

Grounds for Eviction

A tenant cannot be evicted unless the County Court grants an Order for Possession to Habinteg. This can only be done on one or more of the following grounds:

1. Non payment of rent or breach of any of the conditions of tenancy as described here.
2. If the tenant or anyone living with the tenant is a nuisance to neighbours or using the premises for immoral or illegal purposes.
3. Damage to property (including any common areas) by the tenant or any person living in the dwelling.

4. Damage to any furniture provided by Habinteg, by the tenant or any person living in the dwelling.
5. Deliberately giving false information when applying for a tenancy.
6. If the dwelling was only given as temporary accommodation while the tenant's own home was being improved and those works have now been completed.
7. If the Association needs to gain possession in order to redevelop or rehabilitate the property.
8. Where accommodation provided specifically for a physically disabled person is occupied by a person who does not need such special accommodation and it is wanted for letting to a disabled person.
9. If a person's continued occupation would conflict with the charitable objectives of the Association.
10. Where grouped accommodation has been provided for those with special needs and it is occupied by a person who has no need of the special service of facility provided and it is required for letting to a person who has these special needs.
11. Where a person has legally succeeded to a tenancy by virtue of being a member of the former tenant's family and the dwelling is under-occupied and the Association seeks possession between six and twelve months after the previous tenant's death.

The court shall not make the order for possession to the Association:

- a) on any of grounds 1-6, unless it is considered reasonable;
- b) on ground 7 unless suitable alternative accommodation will be available for the tenant;
- c) on any of grounds 8-11, unless it is considered reasonable and alternative accommodation will be available for the tenant;

Additionally, there has been an extension to Ground 2, Schedule 3 of the 1983 Housing Order.



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Habinteg's offices are open:
08:45 to 16:45 Monday to Thursday
08:45 to 16:30 on Fridays



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