

Response from NUS-USI

Clause 1 + 2

Wider work for Department

- Ensuring that tenants are informed as to their rights around receiving a written tenancy agreement.
- Addressing issues with supply so that tenants have greater power to scrutinise tenancy agreements prior to signing.

Clause 3

Amendment

- All cash payments should be accompanied by detailed receipts, not just rent.

Clause 4

Amendment

- Limit the level of deposit and rent which can be charged in advance

Wider work for Department

- Mitigate the negative impact this could have on people who do not have a guarantor e.g. by setting up guarantor schemes, or requiring landlords to treat tenants who do not have a guarantor equally.

Clause 5

Wider work for Department

- Deliver an information campaign to ensure tenants are aware they are entitled to receive this information within 35 days, and what to do if they don't.

Clause 7

Amendment

- Limit the level of rent increases a landlord can impose. A review of other jurisdictions may need to be completed to identify measures which have been successfully implemented to improve affordability of PRS.

Clause 8

Wider work for Department

- Deliver an information campaign to ensure tenants are aware of their rights in this regard, and what to do if their landlord is not meeting the requirement.

Clause 11

Amendment

- Increase notice to quit period that a landlord has to provide a tenant to 12 weeks in line with current emergency legislation. Apply these measures to all tenancies, including those under 12 months.

Thanks
Ellen

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