

GCU Student Fact Sheet

Private Residential Tenancy

What is a Private Residential Tenancy?

A Private Residential Tenancy (PRT) is a relatively new tenancy for private renters that was introduced on the 1st December 2017. Most tenancies which started on or after 1 December 2017 will be a PRT.

There are some exceptions to this rule including if you live in Purpose Built Student Accommodation (PBSA). If you think you live in PBSA you can use our PBSA factsheet.

If you live in a self – contained property (including flat shares), where your landlord is **not** resident and you are not in PBSA, then the chances are that you have a PRT, regardless of what your tenancy says.

If you are unsure of what tenancy you have, you can use [Shelter Scotland's free tenancy tool](#).

What does this mean for me?

The PRT was brought in as a way to provide more rights to you, as a private renter. There are some key features of the PRT that are worth noting:

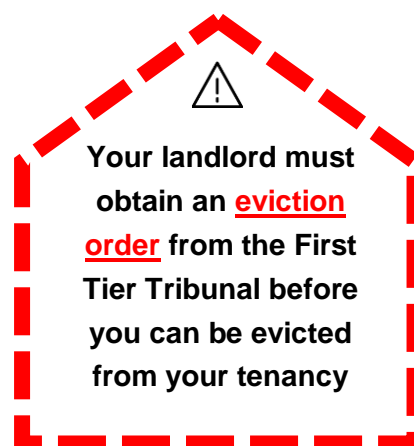
No fixed terms- PRT's, unlike some older tenancies (signed before 1 December 2017), have no fixed length of time that you will have to sign a contract for. That means you can stay for as long as you want unless you or your landlord provide a notice period.

Rent increases – your rent can only be increased every 12 months

Longer notice periods – If you have lived in your property for longer than 6 months, your

landlord will normally have to provide you with **84 days'** notice to leave (NTL). In order to provide you with a notice, your landlord needs to state the ground (reasons) why they want to end the tenancy. You can find out more about [grounds on our website](#).

If you have lived in the tenancy for less than 6 months, or broken a term in the tenancy, then the notice only needs to be 28 days.



Are my rights different during the COVID-19 pandemic?

This year Scottish Parliament passed The Coronavirus (Scotland) Act (No.1) which has introduced temporary changes to help mitigate the financial impact the pandemic has had on tenants. For you as a renter there are two important changes that you should take note of:

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- The notice periods landlords must give for all grounds for eviction have been extended. This does **not** mean there is an eviction ban, there are some exemptions to this. You can refer to the table for full details.
- All grounds for eviction are discretionary. This means that a panel at the First Tier Tribunal (where a landlord must go to get an order for eviction after serving you with a notice) must consider all the circumstances surrounding a case and decide whether it would be reasonable to evict you.

How long will these changes last?

The Coronavirus (Scotland) Act (No1) came into force on the 7th April 2020 and is due to expire on 31 March 2021. If you receive a notice to leave within this period, you will be covered by the temporary changes.

Where can I get advice?

Shelter Scotland

As a national housing and homelessness charity, Shelter Scotland can provide free, impartial housing advice. If you need assistance or information on your rights, you can get advice on [our website](#).

Citizens Advice Bureau

The Citizens Advice Bureau is a network of charities that provide free, independent advice. They can provide advice on a number of issues, including money and debt. You can find information [on their website](#), or access their [free helpline](#).

On Campus

GCU has an advice centre, which is normally on campus but due to Covid restrictions has moved online. You can find more by visiting the [GCU Students website](#).

If you would prefer to speak to someone, you can either email advice@gcustudents.co.uk or contact 0141 273 1650.

Get organised and help defend the right to a safe place called home!

Are you unhappy with the status quo? Do you want to get active and find ways to campaign and defend housing rights, both on and off campus? Shelter Scotland can support you to take meaningful action on the housing issues that matter most to you!

We are working around Scotland to build a community of Housing Rights Defenders who campaign to create change.

We can support you with resources, 1:2:1 calls, guidance, advice and much more! You can get in touch with meghan_oneill@shelter.org.uk to find out more.



Until there's a home for everyone
shelterscotland.org

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Scotland