

Northern Ireland Landlord Compliance Pack

Jurisdiction: Northern Ireland only | **Document:** LS-N-020 v1.0

Contains: Compliance checklist + deposit guide + inventory | **Basis:** Private Tenancies Act (NI) 2022

WHAT THIS PACK IS FOR

A single pack to help a Northern Ireland landlord meet and evidence their current legal duties: a compliance checklist, a plain-English deposit-protection guide, and an inventory template. It is a self-help aid, not a substitute for checking the current rules for your property.

1 — Northern Ireland landlord compliance checklist

Tick each item once done and keep the evidence (certificates, scheme confirmations, receipts).

- ☐ Registered with the Landlord Registration Scheme.
- ☐ Given the tenant a written statement of the tenancy terms.
- ☐ Annual gas safety check and record (where there is gas).
- ☐ Electrical safety standards met and an electrical report provided.
- ☐ Working smoke alarms, a heat alarm and carbon monoxide alarms installed as required.
- ☐ Valid Energy Performance Certificate.
- ☐ Property meets the fitness standard.
- ☐ Deposit (max one month's rent) protected in an approved scheme within 28 days; prescribed information given within 35 days.
- ☐ Rent receipts provided for cash payments.

2 — Tenancy deposit guide

In Northern Ireland a deposit may not exceed one month's rent, must be protected in an approved tenancy deposit scheme within 28 days, and the prescribed information given to the tenant within 35 days.

Approved schemes

- TDS Northern Ireland
- mydeposits Northern Ireland

Your duties

- Do not take more than one month's rent as a deposit.
- Protect it in an approved scheme within 28 days.
- Give the tenant the prescribed information within 35 days.
- Return it at the end of the tenancy less any agreed or justified deductions.

Inventory & schedule of condition

Complete at the start of the tenancy with the tenant present if possible. Record the condition of each room and item, take dated photographs, and both parties sign. This protects any later deposit deductions.

Property address: _____

Date of inventory: _____

Meter readings — electricity: _____

gas: _____

water: _____