

Tenancy agreement for a room in a shared house

Assured periodic tenancy of a room in a house in multiple occupation, England

This agreement sets out the terms of your tenancy of a room in a shared house. It also contains the written information that the law says a landlord must give a tenant before an assured tenancy is agreed. Please read it all before you sign.

This is an assured periodic tenancy. It has no fixed end date. It continues from one rent period to the next until you end it by giving notice, or until a court orders possession on one of the grounds set out in law.

You have your own tenancy of your room. The other people in the house have their own separate tenancies.

You are not responsible for their rent.

1 The parties and the property

Date of this agreement: 7 October 2026

The landlord: Sanjay Mistry

Landlord's address for notices: c/o Harper & Lane LLP, 4 Wellington Yard, Leeds LS1 4AP

Manager of the house: Rachel Dunmore, Harper & Lane LLP, 4 Wellington Yard, Leeds LS1 4AP, 0113 496 0721, lettings@harperlane.example

Agent: Harper & Lane LLP, 4 Wellington Yard, Leeds LS1 4AP, 0113 496 0721, lettings@harperlane.example. The agent manages the property for the landlord and is your first point of contact for rent, repairs and access.

The tenant: Oliver James Grant

The house: 22 Brudenell Grove, Hyde Park, Leeds LS6 1HD

Your room: Room 3, first floor (front), as described in the room schedule at the end of this agreement.

Shared facilities: You may use the following in common with the other occupiers: kitchen-diner on the ground floor, living room, bathroom on the first floor, shower room and WC on the second floor, rear yard and bin store.

Furnished: Furnished, as listed in the inventory

Landlord not resident. The landlord confirms that the landlord does not live in the house.

HMO licence: Licence number HMO/2025/04418, issued by Leeds City Council on 14 February 2025, expiring 13 February 2030, for a maximum of 5 people in 5 households.

2 When the tenancy starts

The tenancy starts on 1 November 2026.

The tenancy runs from rent period to rent period with no end date.

3 Rent

Rent: £625 per month.

Rent period: one month. Each rent period starts on the 1st of each month.

When rent is due: on the first day of each rent period, starting on 27 October 2026. Rent is never due before the rent period it pays for begins, except for the first payment described below.

How to pay: by standing order to Harper & Lane LLP Client Account, sort code 40-11-62, account number 71234588, reference BRUD22-R3.

The landlord will not ask you to pay rent by a method that costs you money to use, other than your own bank's normal charges.

Rent in advance. The landlord has not asked for, and will not accept, any rent before this agreement is signed. After signing, and before the tenancy starts, the landlord may take only the rent for the start of the tenancy: for monthly rent, the first month's rent; for weekly rent, no more than the rent for the first 28 days. The first payment of £625 covers the period from 1 November 2026 to 30 November 2026 and is due on 27 October 2026.

4 Bills

The rent includes the following bills for the whole house: council tax, gas, electricity, water and sewerage, and broadband.

Fair use of included energy: the rent includes energy up to £1,800 a year for the whole house. If the house's use is above that, the landlord may charge each tenant an equal share of the excess, shown by the bills, in line with this clause.

The landlord can only ask you to pay separately for council tax, utilities (gas, electricity, other fuel, water and sewerage), a TV licence, communications services (phone, internet, cable or satellite TV) and green deal energy efficiency payments. You do not have to pay the landlord for anything else.

5 Rent increases

If the landlord proposes a new rent, the landlord will serve a notice on you in accordance with section 13 of the Housing Act 1988.

In practice this means:

the landlord must use the prescribed form (currently Form 4A) and give you at least two months' notice of the new rent;

the rent can go up no more than once a year, and the first increase cannot take effect until at least 52 weeks after the tenancy starts;

you can challenge the proposed rent at the First-tier Tribunal (Property Chamber) before it takes effect.

This is the only way the rent can be increased. Any term in an agreement that provides for automatic or scheduled rent increases (a “rent review clause”) has no effect. You and the landlord can agree in writing to lower the rent at any time.

6 Deposit

Deposit: £720.

The deposit is no more than five weeks’ rent (or six weeks’ rent if the annual rent is £50,000 or more).

The landlord or agent will protect the deposit in a government-approved scheme within 30 days of receiving it, and give you the prescribed information about the scheme within the same 30 days.

Scheme: Deposit Protection Service. Custodial: the scheme holds the money.

At the end of the tenancy the deposit will be returned, less any deductions you agree to or that the scheme’s dispute service decides are due. Deductions can only be made for unpaid rent or bills you are liable for, damage beyond fair wear and tear to your room or (for your fair share, where shown to be caused by you) the shared areas, missing items, cleaning to return your room to the standard at the start of the tenancy, or other breaches of this agreement.

If you and the landlord cannot agree on deductions, either of you can use the scheme’s free dispute resolution service.

7 Other payments

The only payments the landlord may ask you for are rent, a deposit, a holding deposit (already dealt with before this agreement), the bills described in clause 4, and the following default payments:

Late rent: if rent is more than 14 days late, interest on the late amount at 3% a year above the Bank of England base rate, from the day it was due until it is paid.

Lost keys or security devices: the reasonable cost of replacing them, shown by an invoice or receipt.

Changes you ask for: if you ask to change this agreement (for example, to move to another room), up to £50, or the landlord’s reasonable costs if higher and shown in writing.

The landlord will not charge you for referencing, check-in or check-out, inventories, renewals, cleaning of the shared areas during the tenancy, pet insurance, or anything else not listed in this clause.

8 Using your room and the shared areas

You must:

- live in your room as your only or main home;
- pay the rent on time;
- take reasonable care of your room, the shared areas, and the fixtures and items in the inventory, and keep your room clean;
- tell the manager promptly about any repair that is needed, any damp or mould, and any damage, however caused, in your room or the shared areas;
- not cause nuisance or annoyance to the other occupiers or neighbours, or allow your visitors to do so;
- not use the house for anything illegal or immoral, or for a business that brings customers or stock to the house;
- not make alterations or redecorate without the landlord's written consent, which the landlord will not unreasonably refuse (see also clause 15 on disability adaptations);
- not sublet your room, let anyone else live in it, or transfer this tenancy, without the landlord's written consent. Your room may be occupied by no more than 1 person, as shown in the room schedule;
 - not have overnight guests for more than 3 nights in any week without the manager's consent, so that the house stays within its permitted number of occupiers;
 - keep your room reasonably warm and ventilated, to help prevent condensation;
 - not tamper with, cover or disconnect smoke alarms, heat detectors, fire doors or door closers, or block escape routes, and keep fire doors shut;
 - test any smoke alarm in your room regularly and tell the manager if it is not working;
 - not change the lock to your room or add new ones without the landlord's consent;

- put rubbish and recycling in the bins provided, following the council's collection arrangements;
- not hinder the manager in carrying out their duties, and give the manager any information they reasonably need to manage the house;
- at the end of the tenancy, leave your room in the condition it was in at the start, apart from fair wear and tear, remove your belongings from the shared areas, and return all keys.

Smoking: You must not smoke, or allow anyone else to smoke, inside the house. This includes e-cigarettes.

Cleaning the shared areas: You will share with the other occupiers the job of keeping the kitchen, bathroom and other shared areas clean and tidy, following the rota displayed in the house.

The landlord arranges a cleaner for the shared areas every fortnight, included in the rent.

9 Pets

You can keep a pet at the property if you ask to do so, in line with the rules in section 16A of the Housing Act 1988, and the landlord gives consent.

The landlord cannot unreasonably refuse consent to your keeping a pet. In a shared house, the landlord may take account of the other occupiers and the shared areas when deciding.

To ask, write to the landlord with a description of the pet. The landlord must give or refuse consent in writing within 28 days of your request. If, within those 28 days, the landlord reasonably asks you for more information, the landlord has until 7 days after you provide it. If the landlord needs a superior landlord's consent and asks for it within the 28 days, the landlord has until 7 days after the superior landlord replies. You and the landlord can also agree a later date. If the landlord refuses, the landlord will give reasons.

The landlord will not require you to take out pet insurance, or charge you for it, as a condition of consent.

10 Repairs, safety and the condition of the house

The landlord is responsible for the repairs described in clause 15, for keeping the property fit for human habitation, and for managing the house, including keeping the shared areas, fire safety equipment, water supply and drainage, and heating and lighting of the shared areas in good order and safe.

When you report a repair, the landlord will acknowledge it and arrange the work within a reasonable time. Report repairs to: Harper & Lane LLP, repairs@harperlane.example, 0113 496 0730. For emergencies (such as a gas leak, flood, fire alarm fault, no heating in cold weather, or a security risk) call 0113 496 0799.

The landlord will repair or replace the appliances listed in the inventory if they stop working through normal use.

You are responsible for minor jobs a tenant would normally do in your room, such as changing light bulbs, and for putting right damage caused by you or your visitors.

11 Access

The landlord, the manager and contractors may enter your room at reasonable times of day to inspect its condition or carry out repairs, after giving you at least 24 hours' notice in writing.

The landlord, the manager and contractors may enter the shared areas at reasonable times to clean, inspect, test fire safety equipment and carry out repairs. They will give occupiers reasonable notice of any visit other than routine cleaning or testing.

In an emergency that puts people or the property at risk, they may enter without notice.

Apart from these cases, the landlord will not enter your room without your agreement. You have the right to live in your room without interference.

12 Insurance

The landlord will insure the building and the landlord's contents. You are responsible for insuring your own belongings.

13 Ending the tenancy: if you want to leave

You can end the tenancy by giving the landlord written notice of at least two months. Your notice should end on a day when rent is due, or on the day before.

The landlord cannot require more than two months' notice. If you and the landlord later agree in writing to a shorter period, that shorter period applies.

You can give your notice in any written form, for example by letter, email or text. Keep a copy. The landlord's address for notices is in clause 1, and the landlord's email address is lettings@harperlane.example. Your rent is payable up to the date your notice ends.

Once you have given notice, you can only withdraw it if the landlord agrees in writing.

You and the landlord can also agree in writing to end the tenancy on a date you both choose.

14 Ending the tenancy: if the landlord wants possession

In most circumstances, the landlord can only end the tenancy by obtaining an order for possession from the court, and having that order carried out (executed). The landlord cannot make you leave, or change the locks, without one.

If the landlord seeks an order for possession:

the landlord (or one of the joint landlords) will usually need to serve a possession notice on you first;

the landlord will use the correct prescribed form (currently Form 3A) and will state the ground or grounds for possession being relied on;

the minimum notice before court proceedings can begin depends on the ground or grounds used.

The grounds are set out in Schedule 2 to the Housing Act 1988. They include, for example, rent arrears, breach of this agreement, anti-social behaviour, and the landlord or a family member wanting to move in or the landlord wanting to sell. The landlord cannot use the moving-in or selling grounds unless the tenancy has lasted at least a year by the date the notice gives as the earliest date for court proceedings.

The only exception to the court process is where the Home Office has told the landlord in writing that an occupier is disqualified from renting because of their immigration status. In that case the landlord may end the tenancy by serving the notice that immigration law provides.

15 Statutory information

This clause sets out information the law requires the landlord to give you.

Fitness for human habitation. Section 9A of the Landlord and Tenant Act 1985 places the landlord under an obligation to ensure that the property is fit for human habitation, to the extent required by that section.

Repairs. Section 11 of the Landlord and Tenant Act 1985 places the landlord under an obligation, to the extent required by that section:

1. to keep in repair the structure and exterior of the property;
2. to keep in repair and proper working order the installations in the property for the supply of water, gas and electricity and for sanitation; and
3. to keep in repair and proper working order the installations in the property for space heating and heating water.

Because your room is part of a building, these obligations also extend, to the extent required by that section, to the structure and exterior of the building and to installations serving your room in other parts of the building in which the landlord has an interest.

Electrical safety. Regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 places the landlord under an obligation:

1. to ensure that the electrical safety standards are met during any period when the property is occupied under this tenancy;
2. to ensure that the electrical installations in the property are inspected and tested by a qualified person at least every five years, or more often if the most recent report says so; and
3. to obtain a report from the person who carries out the inspection and test, giving the results and the date by which the next one is due, and to give you a copy.

Gas safety. Regulation 36 of the Gas Safety (Installations and Use) Regulations 1998 places the landlord under an obligation:

1. to ensure that any relevant gas fitting, and any flue which serves a relevant gas fitting, is maintained in a safe condition;
2. to ensure that each appliance and flue to which that duty extends is checked for safety by, or by an employee of, a member of a class of persons approved by the Health and Safety Executive at the time of the check (in practice, a Gas Safe registered engineer), at intervals determined in accordance with those Regulations, which the landlord intends to be every 12 months; and
3. to ensure that a record is made of each appliance or flue checked and, subject to exceptions, that a copy of that record is given to you.

Disability adaptations. Section 190 of the Equality Act 2010 says that the landlord must not unreasonably withhold consent to a request from you to make an improvement to the property if:

1. a disabled person lives, or intends to live, in the property as their only or main home; and
2. the improvement is likely to make it easier for the disabled person to enjoy the property, having regard to their disability.

Section 190 does not apply if this agreement already contains terms that do a similar thing. The meaning of “disabled person” is in section 6 of the Equality Act 2010, and the meaning of “improvement” is in section 190(9) of that Act.

Pets. You can keep a pet at the property if you ask to do so in line with section 16A of the Housing Act 1988 and the landlord consents. The landlord cannot unreasonably refuse consent. Clause 9 explains how to ask.

Rent increases. If the landlord proposes a new rent, the landlord will serve a notice on you in accordance with section 13 of the Housing Act 1988. See clause 5.

16 Safety at the start of the tenancy

The landlord confirms that, on the day the tenancy starts:

the house has the fire detection and alarm system, fire doors and escape routes required for an HMO of its size, and they are in working order;

there is a working smoke alarm on each storey used as living accommodation;

there is a working carbon monoxide alarm in every room that has a fixed combustion appliance (other than a gas cooker);

the name, address and phone number of the manager are displayed in a prominent place in the house;

the furniture and furnishings supplied meet fire safety standards.

17 Documents given to you

Before you signed this agreement, the landlord gave you the following:

Document	Date given	Reference or date of the document
Energy Performance Certificate (rating D)	20 October 2026	Certificate 9911-4820-7730-2025-0013, dated 3 March 2025
Electrical Installation Condition Report	20 October 2026	Inspected 9 January 2025, next due 9 January 2030
Gas safety record	20 October 2026	Checked 2 September 2026
Deposit protection certificate and prescribed information	To follow within 30 days of the deposit	DPS reference to follow
Inventory and check-in report for your room and the shared areas	20 October 2026	Inventory dated 19 October 2026
House rules and fire safety information, including the escape route	20 October 2026	Version of 1 September 2026
HMO licence (or a copy of its conditions)	20 October 2026	HMO/2025/04418, Leeds City Council

The landlord or agent has checked that you have the right to rent in England, as the law requires.

18 Your data

The landlord and agent will use your personal information to manage this tenancy and the house, protect the deposit, and meet legal duties, including any HMO licence conditions. The privacy notice is at harperlane.example/privacy.

19 Notices and documents

You can send notices and documents to the landlord at the address for notices in clause 1. The landlord can send notices to you at your room in the house or by email to oliver.grant@mailbox.example.

20 General

1. Any term of this agreement that the law does not allow has no effect. The rest of the agreement still applies.
2. Nothing in this agreement takes away any right the law gives you.
3. This agreement is governed by the law of England and Wales.

Room schedule

Room	Room 3, first floor (front)
Floor area	12.4
Maximum number of occupiers of the room	1
Private facilities in the room	Sink
Shared facilities	kitchen-diner on the ground floor, living room, bathroom on the first floor, shower room and WC on the second floor, rear yard and bin store
Kitchen storage allocated	Cupboard 3, fridge shelf 3, freezer drawer 3
Keys provided	1 front door key, 1 room key, 1 bin store fob

Signatures

By signing, each person confirms they have read this agreement and received the documents listed in clause 17.

Landlord (or agent signing for the landlord)

Name: Rachel Dunmore (agent, for Sanjay Mistry) Signature: _____ Date:

Tenant: Oliver James Grant Signature: _____ Date: