

I want to get out of my tenancy agreement

Other leaflets in this series:

Academic:

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How can I get my deposit back?
My house is a dump

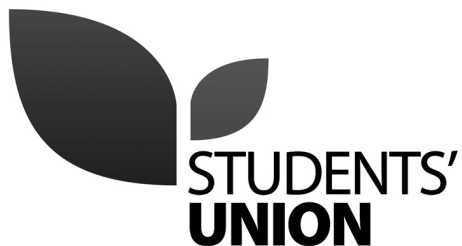
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Do I have to pay tax and national insurance?
Help I'm skint
How can I fund my course?
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Advice & Representation Centre
1st Floor, Falmer House, Brighton, BN1 9QF
Tel: 01273 877038 Fax: 01273 873501
Email: advice@ussu.sussex.ac.uk
Web: www.sussexstudent.com/advice



Advice & Representation

www.sussexstudent.com/advice



Students sometimes sign a tenancy agreement which runs for a fixed term period, but subsequently decide they want to leave the property before the end of term. If this applies to you, then you should seek advice before taking any action. This is because you may still be contractually liable to pay rent until the end of the fixed term, even if you physically move out of the property.

Some basic tips:

- Check and see if you have a 'break clause' in your agreement which allows you (or the landlord) to get out of the tenancy early (some fixed term agreements do contain such clauses).
- If not, talk to the agent and/or landlord to see if they will nevertheless agree to release you from the contract early - they may do provided you find a suitable replacement tenant. Get any verbal agreement between you and the landlord agent confirmed in writing!
- Think carefully before arranging a sub-letting of your room - under this arrangement you would continue to have your own tenancy and rent liability with the landlord, therefore if the person who moves into your room doesn't pay their rent the landlord can still chase you for money.

- If you DO NOT have a fixed term agreement, then you can probably leave at any time simply by giving correct notice as stated in the agreement and/or verbally agreed with your landlord (e.g. one month's notice).

Please see the resources below for further information.

Leaflets/resources available from the Advice & Representation Centre:

- Moving On - a student housing resource guide (produced by the Advice & Representation Centre).

Websites:

- Advice & Representation Centre housing advice pages at www.sussexstudent.com/advice.
- Shelter (national housing advice and campaigning organization) website at www.shelter.org.uk.

Talk to someone:

- Advice and Representation Centre (www.sussexstudent.com/advice) advice@ussu.sussex.ac.uk or ring 01273 877038.
- Brighton Housing Trust Housing Aid & Legal Centre (independent housing advice) - 01273 234737.
- Shelter advice line - 0808 800 4444.

