

A GUIDE

to
Your Tenancy Agreement



This Document has been Read and Approved by the

Tenants Editorial Panel

We use the term 'resident' to describe anyone living in one of our homes or receiving one of our services. This includes tenants, leaseholders and shared owners.



Your Tenancy Agreement

At Cosmopolitan we grant three types of tenancies: a Secure Tenancy, an Assured Tenancy and an Assured Shorthold/Starter Tenancy.

Your Tenancy Agreement covers the legal terms and condition of your tenancy in detail.

Secure Tenancies - Tenancies starting before 15 January 1989 are known as Secure Tenancies. Cosmopolitan residents with this type of tenancy who transfer to another Cosmopolitan home remain secure tenants.

This also applies to tenants of the association who mutually exchanged with another secure tenant. Secure tenants have certain rights under the Housing Act (1985).

One of the most important rights is that you cannot be evicted from your home without a court order, and that before this happens, we must have served an appropriate Notice of Intent to Seek Possession and give the reasons for serving it. This right and others are detailed in your Tenancy Agreement.

Assured Tenancies - Tenancies starting after 15 January 1989 (and up until 2006) are Assured Tenancies. These tenancies were established by the Housing Act (1988) and are now the major form of tenancy.

Assured tenants have similar rights and security of tenure to Secure tenants.

However, there are some differences in the grounds on which we can take legal action to repossess your home.

These are listed in your Tenancy Agreement. Again, you cannot be evicted from your home without a court order.

Assured Shorthold/Starter Tenancy - These tenancies were established by the Housing Act (1988) and are now used for all new Cosmopolitan tenancies with effect from 2006.

An Assured Shorthold Tenancy/Starter Tenancy will last for a period of 12 months, if there have been no problems with the way you have conducted your tenancy during this period then it will automatically become an Assured Tenancy.

In your Tenancy Agreement it will list your rights. One of those rights will be that you cannot be evicted from your home without a Court Order.





This document is available translated into your own language and in large print, braille and audio tape on request.

यह दस्तावेज़ आपकी भाषा में अनुदित रूप में भी उपलब्ध है। विवरण के लिए कृपया इस कार्यालय से उपलब्ध "हमारी सेवा पुरितकाओं की गाइड" प्रकाशन देखें।

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਤਰਾਜ਼ੀ ਭਾਸ਼ਾ ਵਿੱਚ ਅਨੁਵਾਦ ਉਪਲਬਧ ਹੈ। ਵੇਰਵਿਆਂ ਲਈ ਦੇਖ ਪ੍ਰਕਾਸ਼ਨ "ਸਾਡੇ ਸੇਵਾ ਲੀਫਲੈਟਾਂ ਸੰਬੰਧੀ ਗਾਈਡ", ਜੋ ਇਸ ਦਫ਼ਤਰ ਤੋਂ ਮਿਲ ਸਕਦੀ ਹੈ।

یہ دستاویز آپ کی زبان میں ترجمہ شدہ شکل میں بھی دستیاب ہے۔ کتابچہ بعنوان "رہنما پرچے برائے ہماری خدمات" (گائیڈ ٹو اور سروس لیفلٹس) دیکھیں

هذا المستند متوفر أيضا رَجْمًا إلى لغتكم ،
للمزيد من التفصيل برجاء الإطلاع على نشرة " دليل خدماتنا "
المتوفر مرع هذا المكتب

এই ডকুমেন্টটি /লেখটি আপনার নিজের ভাষায় অনুদিত পাওয়া যাবে , 'গাইড টু আওয়ার সার্ভিস লিফলেটস'
(আমাদের পরিষেবা পত্রিকার নির্দেশিকা) প্রকাশনা দেখুন, কিশদ বিবরণের জন্য, যা এই অফিসে পাওয়া যাচ্ছে।

這份資料冊已有中文譯本，請參閱《我們的服務 介紹資料冊指引》，
請向我們 辦公室詢問這份 指引 之詳情。

Waxaad kaalood heli kataan dukumeentigani oo ku qoran luqaddaada, fadlan waxaad eegtaa "Kaaliiyaha xaashida adeegyadena" oo laga heli karo xafiskani.

Ky dokument është poashtu i përkthyer në gjuhën tuaj, ju lutemi shikoni botimin "Udhëzime për shërbimet tona në fletpalosjet", që mund t'i gjeni në këtë zyrë, për të dhëna.



Cosmopolitan House, 2 Marybone, Liverpool L3 2BY,
Telephone: 0151 227 3716 Fax: 0151 227 4991
www.cosmopolitanhousing.co.uk

Cosmopolitan Housing Association is a Charitable Industrial and Provident Society.