

Housing Services Residential Services and Support



An important aspect of residential letting in England or Wales is the necessity to supply the tenant with an **address for service of notices** and **for the reporting of defects and repairs etc.**

Under the requirements of **Section 48 of the Landlord & Tenant Act 1987** rent is not lawfully due unless the tenant has been given, in writing, an address in England or Wales at which notices can be served.

It is usual that the **tenancy agreement clearly states the landlord's address** for service of notices.

Where the tenancy agreement clearly states the landlord's address, then there is no need for the serving of a separate notice containing these details and therefore eliminates future problems with **proof of service.**

The address supplied need not necessarily be the **landlord's residence.** The address can be that of the **landlord's agent**, for example: a solicitor, an accountant or a managing agent.

Where the **landlord resides abroad**, then the landlord must supply an address for an agent in England or Wales.

Some landlords prefer to deal through agents and remain anonymous as far as their tenants are concerned. However, under the provisions of the Landlord & Tenant Act 1985 Chapter 70 Section 1, tenants of dwellings in England or Wales, who make a written request to an agent, have a **right to the landlord's name and address.**

This information must be supplied within 21 days. The legislation refers only to the landlord's name and address, **not his telephone number** or any other form of contact details.



Landlord and Tenant Act 1985 Chapter 70 Section 1

1 Disclosure of landlord's identity.

(1) If the tenant of premises occupied as a dwelling makes a written request for the landlord's name and address to—

- (a) any person who demands, or the last person who received, rent payable under the tenancy, or
- (b) any other person for the time being acting as agent for the landlord, in relation to the tenancy,

that person shall supply the tenant with a written statement of the landlord's name and address within the period of 21 days beginning with the day on which he receives the request.

(2) A person who, without reasonable excuse, fails to comply with subsection (1) commits a summary offence and is liable on conviction to a fine.

(3) In this section and section 2—

- (a) "tenant" includes a statutory tenant; and