

# Landlord and tenant responsibilities

**It's not always clear where the responsibility lies in a rented property.**

We've used our insight to create a responsibilities guide for landlords and tenants.

Task	Landlord	Tenant
Insurance for the property (including fixtures and fittings)	✓	
Touching up paintwork	✓	
Garden maintenance (e.g. watering, weeding and regular cutting of edges)		✓
Boiler servicing	✓	
Repairs to fixtures and fittings from general wear and tear	✓	
Bleeding radiators		✓
Insurance for the property's contents (when it's a furnished let)	✓	
Informing utility companies and the council of new occupancy in the property		✓
Pest control	✓	
Installing internet / TV aerials		✓
Meter readings at the beginning and end of tenancy	*	*
Insurance for the tenants' possessions		✓
Dealing with neighbours' issues that affect your property (e.g. neighbour's washing machine leaking upstairs and coming into your flat)	✓	
Neighbour complaints e.g. noisy neighbours		✓

\*If the landlord pays the bills, the landlord is responsible. If the tenant pays the bills, the tenant is responsible.

For more articles, tips and information, visit:

<https://www.endsleigh.co.uk/blog/categories/landlord-and-property/>