



Your Homes  
Newcastle

## ACCEPTANCE OF GARAGE TENANCY

I/we agree to accept the tenancy of:

Garage .....

With effect from

Monday .....

I/we agree to comply with the conditions of Tenancy as set out on the rent book, and on the back of this agreement.

Name (s) .....

Address .....

.....

Signature(s) ..... Date .....

For Office Use Only		
	Date	Initials
Computer Updated		
Charge book completed		

## CONDITIONS OF TENANCY FOR GARAGES

1. Rents are due in advance on Monday of each week. The gross rent, payable for 50 weeks in a year of 52 rent weeks and for 51 weeks in a year of 53 rent weeks, is shown on the inside of the card. It is the tenant's responsibility to see that the rent is paid regularly when due and that all sums paid are correctly entered on the card. The tenant must produce his/her rent card to the Director of Community and Housing or any authorised officer on request. In the case of arrears of rent the Council reserves the right to serve Notice to Quit the garage. The tenancy is to be terminated by ONE WEEK'S NOTICE to be given in writing by either side before 12 noon on a Monday.
2. The tenant shall:
  - (a) Keep the garage in a clean and proper condition, in good repair and free from vermin.
  - (b) Give the duly authorised officers, agents and workmen of the Council all reasonable facilities for entering upon the premises for the purpose of inspection of the garage of adjoining garages, and for carrying out such work as may be deemed necessary in respect thereof.
  - (c) Repay the Council the cost of:
    - (i) repairing any damage done to the premises, fixture or landlord's fittings (other than fair wear and tear) caused by the act of default of the tenant;
    - (ii) clearing stoppages in drains due to misuse or negligence.
3. The tenant shall not:
  - (a) Keep fowl, pigeons or animals on the premises unless specially authorised.
  - (b) Assign, sub-let or part with possession of the premises or any part thereof without the written consent of the Director of Community and Housing.
  - (c) Use the premises for any trade or business.
  - (d) Do or permit to be done on the premises anything which, in the opinion of the Director of Community and Housing, may be a nuisance or annoyance to or in any way interfere with the quiet and comfort of the occupants of the adjoining premises or the neighbourhood.
4. The tenant shall not, without the previous written permission of the Director of Community and Housing:
  - (a) Make any alteration or additions to the premises, or any apparatus or fittings installed therein.
  - (b) Carry out any external painting.
  - (c) Fit or display on or outside the premises any radio or television aerial.
5. Any tenant who in the opinion of the Director of Community and Housing shall neglect to observe these regulations or misuse or improperly occupy a garage shall be subject to one week's notice to quit, expiring at any time without remedy of any kind on account of such notice and the Council shall not be responsible for any damage arising therefrom.