

Deposits

You may be required to pay a deposit as well as your first month's rent in advance. The deposit is money paid to the landlord at the beginning of a tenancy as security against things like rent arrears, damage to the property or removal of furniture by a tenant. A deposit must never be more than one sixth of the annual rent. However, it normally tends to be the same amount as one month's rent. Providing that you have accrued no rent arrears at the end of the tenancy and the accommodation is the same condition as you found it, you should have your deposit returned to you in full. It is recommended that you receive a receipt from your landlord as confirmation that you have paid the deposit. It is also important that you are provided with an inventory at the beginning of your tenancy and that you check that all the items are present. If you have any concerns about the condition of these items or the property at that stage you should bring this to the attention of your landlord and agree that they will not affect your deposit at the end of the tenancy.

Rent Deposit Scheme

- Shetland Islands Council runs a rent deposit scheme to help people into the private rented sector. The scheme, in some circumstances, guarantees the deposit/rent in advance required by landlord and assists people who would not be able to afford this initial financial outlay.
- For further information contact Shetland Islands Council - Housing Service, Department of Education and Social Care, 6 North Ness Business Park, Lerwick on 01595 744360 or email housing@shetland.gov.uk.

Notice to Quit

If a landlord asks you to leave your accommodation or if the landlord advises you that court proceedings for repossession are being taken against you, you should not move out of your accommodation without consulting an experienced advisor, such as the [Shetland Citizen's Advice Bureau](#) or [SIC Housing](#).

If you receive a written or verbal *Notice to Quit* from your landlord, you should also seek the help from an advisor as soon as possible before the notice expires.

Even after a notice to quit expires, you still have continued rights of occupancy and it is therefore important to seek advice.

[Shetland Citizen's Advice Bureau](#) are happy to assist and can be contacted on 01595 694696 or email sicab@zetnet.co.uk.



**Shetland Islands
Council**



This information sheet is a reproduction of the **Housing Options Guide – Private Rented (Deposits and Notice to Quit)** sections.

If you would like this information produced in any other format, please telephone 01595 744360 or email housing@shetland.gov.uk.

Useful Links



[Shetland Tenants Forum](#)