

Ending a tenancy if someone has died

twynham

If you have any questions after reading this leaflet, please contact our Resident Services Team who will be happy to help you. The contact details are on the back of this leaflet.



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This leaflet explains what you need to do to end a tenancy with us after a tenant has died.

How do I tell you about the death of a tenant?

The next of kin or personal representative of the person who has died should tell us in writing and send us a copy of the death certificate.

How much notice is needed to end a tenancy?

Under the terms of a tenancy agreement we need at least 28 days' notice in writing. However, after the death of a tenant we may agree to reduce or extend this notice so you have time to empty the property. Rent is due for the property until the tenancy ends.

Can the tenancy pass to another member of the family or household?

If the tenant who has died did not have a husband or wife, the tenancy may be able to pass to another member of the family or household. Please ask the Resident Services Team for more information on this.

Will you inspect the home?

When we receive the written notice to end the tenancy, we will make an appointment for a member of the Resident Services Team to inspect the property to make sure it is in a satisfactory condition.

How should the property be left?

We expect the property to be left in a clean and tidy condition, as you would expect to find a home that you were going to move into. All household goods, possessions and furnishings should be removed. If items are left in the property, we will ask you to remove them or we will get rid of them and charge you for this.

The property and garden should be cleared of all rubbish.

Removing appliances and reading meters

Remember to tell gas, electricity and water companies that the property is now empty. All services provided to the property must be paid for in full up to the end of the tenancy.

By law, you must make sure that any gas fittings (for example, cookers and fires) are properly removed and the gas supply is sealed off by a registered CORGI fitter. If you do not make safe or properly seal off a gas supply, you may be prosecuted. You will also have to pay our costs of making the supply or appliances safe.

Before you return the keys for the property to us it is important to turn off the gas and electricity supplies at the meters, and turn off the water supply at the stopcock, which is normally under the kitchen sink.

Remember to have the phone cut off and to arrange for Royal Mail to forward mail to you. (You can get a form for this from the post office.)

Getting rid of bulky household items

You can take bulky household items to Christchurch Borough Council's tip (Wilverley Road, Somerford, Christchurch), or to any other tip in your local authority area.

June's Trust, working in the Christchurch area, is a charity which accepts donations and can sometimes arrange to pick up suitable household items. Please contact Joanna Taylor Lee on 01202 495000 if you would like more information.

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