

## Rent control

This information is for private landlords of properties in Northern Ireland.

If you are a tenant, you can find advice [here](#).

If you are a landlord or letting agent in Northern Ireland seeking advice, you can:

- [send a message to Landlord Advice](#), or
- call [028 90 245 640](tel:02890245640) (Option 1)

The [Rent Officer for Northern Ireland](#) can restrict the amount of rent you can charge. This is called rent control.

This can happen if:

- there is a [protected tenancy](#), or
- the property does not meet [fitness standards](#)

## Unfit properties becoming rent-controlled

Properties built before 1945 need a [certificate of fitness](#). If you need one, you should [ask the council](#). However, the council can sometimes:

- refuse to issue a certificate of fitness, or
- issue a notice of unfitness

If this happens, the council will inform the rent officer who will:

- restrict the rent you can charge until repairs are carried out
- add your property details and the restricted rent to the [rent register](#)

The rent restriction will end once:

- necessary repairs are complete
- the council inspects the property
- the council issues a certificate of fitness

## Protected tenancies and rent control

[Protected tenancies](#) are also rent-controlled, even if there is no disrepair. The [Rent Officer for Northern Ireland](#) decides what the maximum rent should be.

Rent amounts for rent-controlled tenancies do not automatically increase. But the rent officer can review rents to decide whether or not they should be increased.

## Determining the amount of rent

The rent officer determines the maximum rent that can be charged based on the:

- overall condition of the property in terms of fitness standards
- amount of rent the Housing Executive would charge for a similar property
- tenancy terms and what repairs the tenant is responsible for
- improvements carried out by the landlord

If the rent officer hasn't set a rent for your property since 1 April 2007, the maximum rent you can charge is:

- the amount registered with the Housing Executive before 1 April 2007, or
- £1 per week if the tenancy was not registered before 1 April 2007

You can apply to the rent officer for a rent assessment if you think your rent is too low.

[This booklet has more information on rent control in protected tenancies.](#)

## More advice

- [Council enforcement](#)
- [Carrying out repairs](#)
- [Protected tenancies](#)