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Assured Tenancy, Periodic Tenancy, Rent Act Tenancy and Periodic Tenancy when Renting in Edinburgh by [Graham Lamont](#)

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Assured Shorthold tenancy: Most of the tenancies today are Assured Shorthold Tenancies (AST) which is almost like Short Assured Tenancies in Scotland. These tenancies include a 'fixed term' of 6 or 12 months. If the fixed term is not defined then it is called a 'periodic tenancy'.

If the annual rent charged is more than Â£25,000, then the tenancy will be in the company's name. If the landlord is living in the property then a different form of agreement will be used.

In an Assured Shorthold Tenancy if the terms of the tenancy have not been breached, then the landlord will not be able to regain possession of the property until after the fixed term. On the other hand if the tenant agrees then the landlord will be able to do so. After the fixed term has ended, the landlord will be able to regain possession of the property by giving the tenant a two months notice in writing.

Hence with this kind of tenancy one of the biggest disadvantages is that the tenant does not have a security of tenure.

Periodic tenancy:

If the tenant wishes then he can enter into an agreement with the landlord and can extend the period of the tenancy. If this happens then it is called a periodic tenancy. This can be done without issuing a new agreement. A periodic tenancy will also occur when the landlord and the tenant do not enter into an agreement at the end of the term of the tenancy. This automatically results into a periodic tenancy after the lapse of time. Moreover in a periodic tenancy if a landlord wishes to get back his property, he will not be able to do so without giving a two months prior notice to the tenant. Alternatively if the tenant wants to leave before the tenancy period expires then he is also required to give a month's notice to the landlord.

Assured tenancy:

This type of tenancy is like an Assured Shorthold Tenancy in all respects except the fact that it can be ended by the landlord if the tenant seriously breaches any term of the agreement between them. In an assured tenancy in Edinburgh the landlord cannot just end the term of the tenancy by giving a notice to evacuate.

Rent act tenancy:

This is a rather less common form of tenancy in Edinburgh. This is an old form of tenancy which does not provide the tenant with security of tenure. The rights of the tenant in this regard are restricted. Moreover the landlord can end the agreement anytime before giving any prior notice.

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