

Rent Without Agreement – Implications?

BODY:

Q I am currently renting a room from a landlord but do not have any rental agreement papers. He sold his flat in August.

According to a friend in real estate, his status as flat owner ceases when he signs the letter of intent to sell the flat.

If that is so, that makes him a co-tenant of the same flat. The new owner has agreed to let him stay for free till end of next month.

The new owner has also agreed to allow me to stay on.

My concern is this: since the current landlord is technically no longer the owner of the premises, am I right to say that he should not be collecting rental from me?

Can I get back previous months' rental from him along with my deposit?

A Your friend is incorrect. The landlord is still the legal owner of the flat until the sale is completed.

As long as you are staying there, you are bound to pay the rental, and unless you receive any advice to the contrary, you should pay the rental to the current landlord.

As there is going to be a change of ownership, you should insist that the landlord give you a receipt so that there will not be a dispute as to whether you have paid the rent.

You should also try to sign an agreement with the new landlord so that you will have some certainty on the duration of your stay.

When you sign the agreement, please ensure that your deposit from your current landlord is transferred to the new landlord.

Under the current circumstances, the landlord can ask you to leave by giving you a month's notice.

When you do leave, you would be entitled to ask for a refund of your deposit, subject to any right of set-off the landlord may have against you.

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