



# What to do when your tenant asks for a **rent reduction**



This guidance pack has been formed to assist with managing your tenants requests for a rent reduction.



Be aware, template letters are going round the internet prompting tenants to seek a rent reduction without necessarily needing one.

Our advice is **consider each claim** on a case by case basis. [Tell me more »](#)



# Background



- ◀ **There is a opinion in circulation** that because a Landlord could be entitled to a 3 month mortgage holiday that the Landlord is better off, when the reality is that the deferred payments and interest are added to the loan to be paid back later on.

The reality is that **94%** of Landlord operate as **private individuals**, with the majority owning just one property where rental income represents on average **42% of their gross income**.

It is not to correct to state that every Landlord can afford to waive their rental income even in these difficult times.



**The facts »**



# Here are the facts



1. All Tenants and guarantors are jointly and severally liable for the rent



2. Any unpaid rent can be pursued by the usual means but there is a stay in place on evictions of 3 months



3. You have no obligation to give a discount





# Take into consideration



Your tenants financial income once demonstrated (you can download our Statement of Means form by [clicking here](#))

- ◀ The potential fallout and this issue escalating (most severely being non-payment)

This is a worldwide crisis and this is not just happening to you

Please note the above does not form any part of any legal advice and is just for guidance.

Get the facts in relation to each tenant and each guarantor. You are within your rights to ask for proof of financial impact (we have suggested bank statements to see pay, payslips and any employment letters to support their claim).

We are managing over 500 properties and have recently seen a spike in these claims, and although many are genuine, there have been several which have not been able to demonstrate any reason for a claim to be considered.