



7.26 Breach of Tenancy

General principles

- To achieve sustainable tenancies and communities
- To manage our tenancies in a way that maintains a balance between our social and business objectives
- To prevent and minimise the occurrence of tenant breaches.
- To identify breaches of tenancy at the earliest possible time and investigate all alleged breaches of tenancy.
- To deal promptly with all breaches of tenancy, taking into account the impact on SGCH as the landlord, the tenant's neighbours and the tenant's own well-being.
- To resolve breaches of tenancy without ending the tenancy wherever possible

Breaches that may end a tenancy include but are not limited to:

- Failure to pay rent or debts
- Damage to property
- Noise and nuisance
- Substantiated unauthorised use of the property
- Substantiated illegal activity

SGCH will deal with breaches of tenancy in accordance with the *Residential Tenancies Act 2010*.