



TENANCIES QUICK TIP

Digital TV antennae - Is a landlord responsible?

Between 2010 and 2013 analogue free-to-air TV signals are being switched off and replaced with digital-only signals.

Where a television antenna is provided with a rental property, unless the antenna is excluded from the tenancy agreement, a landlord is responsible to maintain the antenna in a reasonable condition i.e. the antenna must provide adequate television reception. To date, it has been reasonable to expect adequate reception for an analogue television, but analogue signals will be phased out and all households will have to be equipped with an antenna to suit digital television. If a rented property has an antenna that is in good condition it is possible that it may be suitable for digital reception. If the existing antenna is not suitable, a landlord would be responsible to ensure that adequate reception is provided; this may require upgrading the antenna.

The Tenancies Branch cannot provide information relating to the switch over to digital signals.

For further information, contact Tenancy Advice on 131 882.