**NAME: EMMANUEL DAVID ULOH**

**DEPT: MBBS**

**MATRIC No: 19/MHS01/419**

**COURSE: GST 112**

**ISSUES FACED BY TENANT’S LIVINGNG IN THE SAME COMPOUND WITH THEIR LANDLORD AND LANDLADY**

The term landlord, landlady and tenant are not a new word to most people, at some point most have been in one of the situations aforementioned; but for the sake of understanding of all, am going to give the definition to the terms above.

A landlord or landlady is the owner of a land or house which he/she leases to a tenant or tenants. While a tenant is the occupant of the property leased by the landlord/landlady.

We all know that at one point in some agreement there is bound to be some misunderstanding, these are some of the issues am about to talk about.

One of the issues faced in these scenarios is the matter of payments of utility bills. Permit me to use a shared PHCN meter as a case study, these is often the cause of many quarrels in any neighborhood operating a shared meter. Sometime one o the party involved in paying the bills might decide not to pay due to many unforeseen circumstances such as lack of money or outright refusal to pay. These could spark a quarrel between a tenant and the landlord/landlady, these is often one of the reason landlords/landlady present his/her tenant with a quick notice due to his uncooperating spirit in compound duties.

Another issue faced, is the fact that your landlord is living with you. Yes, this is an issue, when your landlord/landlady is in the same compound with you, the tend to monitor your activity and complain on virtually anything you do wrong. Things like coming home late, playing music too loud, not sweeping the compound and so on. All these could lead to unease and discomfort on the part of the tenant and could lead to the tenant deciding to pack out of the compound.

Another instance is when the landlord/landlady feels the need to always be in control. These can be a serious problem for most tenant who hates being controlled, being told what to do, how to behave and how to act.

A fourth reason is lack of privacy to some degree. In a compound where it’s not only you that’s staying, privacy is going to be an issue. Your landlord/landlady sometimes pug nose into your personal matters. They tend to interfere in private matters where their opinion is not needed thereby either escalating the matter or resolving it.

Another instance is that the property in which the tenant lives on is not their own. They live in constant fear of getting a quick notice, not knowing what they might intentionally or unintentionally do to set off the landlord/landlady to provide them with quick notice.

Another issue is the inability of the tenant to raise any structure or perform some activity without the permission from the landowner. Some the structure and activity involve farming, raising a chicken coop, a kennel etc. some landlord/landlady won’t permit their tenants to raise any structure on their property.

A major issue also faced is that of rent. When a tenant could not pay his or her rent as at when due to unforeseen circumstances. Some landlord/landlady can be very difficult when it comes to their rent, the go the extra mile to get their rent at all cost, some of the line that are crossed by some landlord/landlady involves damaging their tenant’s property and locking up their residential home. All these steps are damaging and demeaning to the tenants.

Another issue is the repair of spoilt facilities. All some landlord/landlady know how to do is collect their rent and be on their merry way, they don’t care to know if anything needs fixing. The tenants are left to repair their spoilt facilities like a leaky roof, a spoilt toilet and the list goes on.

In all I would like to point the facts that, your landlord is not your friend. Why do I say so?, these is because in a situation whereby your living with your landlord/landlady we might sometimes thing that you guys are friends, which at the end will bring about unnecessary contempt, but if you maintain a strict and formal relationship with each other some unnecessary issues will be avoided.