



# Applied Law Relating to Residential Letting & Management (ALRLM)

## Sample Questions

**propertymark**  
QUALIFICATIONS

# APPLIED LAW RELATING TO RESIDENTIAL LETTING & MANAGEMENT (ALRLM) SAMPLE QUESTIONS

This unit focuses on practical actions that a managing agent is required to take. Candidates must be aware that consumer protection and business protection legislation is an important feature of this unit and questions involving such legislation may appear in more than one element.

Questions, and answers where provided, are correct as at time of publishing.

April 2021

---

## CONTENTS

Assessment information. . . . .	3	<b>SCENARIO 4 . . . . .</b>	<b>10</b>
<b>SCENARIO 1. . . . .</b>	<b>4</b>	Question 1 . . . . .	10
Question 1 . . . . .	4	Question 2 . . . . .	11
Question 2 . . . . .	5	<b>SCENARIO 5 . . . . .</b>	<b>12</b>
<b>SCENARIO 2. . . . .</b>	<b>6</b>	Question 1 . . . . .	12
Question 1 . . . . .	6	Question 2 . . . . .	13
Question 2 . . . . .	7		
<b>SCENARIO 3. . . . .</b>	<b>8</b>		
Question 1 . . . . .	8		
Question 2 . . . . .	9		



## ASSESSMENT INFORMATION

Assessment Method	Short essay style exams 2 hours
Availability of assessment	Set times of the year as identified within the qualification page on the <a href="#">Propertymark Qualifications website</a>

Examinations are manually marked by an examiner and moderated by an experienced and qualified moderator.

The pass mark for each unit is **45%**.

The successful achievement of all units will result in either a final certificate showing a Pass or Distinction Grade.

In order to obtain an overall grade of Distinction, you need to achieve an **overall average mark of 70% across all examinations**.

# SCENARIO 1

Your client owns a property which is occupied by Karen and is ideal for her place of work during the week. She uses the flat for cooking, eating, and sleeping during the week but returns to her marital home at weekends. Recently, Karen has suggested she may give up possession shortly. The landlord has spoken to you about a prospective new tenant who has asked about the possibility of being granted a tenancy on an assured basis rather than an AST.

## Question 1

Explain the factors which determine whether Karen occupies the property on the basis of a lease or licence and the consequent impact of each.

# SCENARIO 1 (CONTD.)

## Question 2

Explain to the landlord the differences between the two types of tenancy in relation to security of tenure.

# SCENARIO 2

You are instructed to manage a large portfolio of residential properties, all of which are protected under the Rent Act 1977.

In accordance with a phased improvement programme, your client now wishes to substantially refurbish **Property A**, a two bedroom, fully furnished, family home, which is occupied by a protected tenant. The nature of the proposed works would require the tenant to vacate, and the landlord has suggested that the tenant could take occupation of a suitable alternative two bedroom property situated 200 metres away.

Another property (**Property B**) is occupied by a tenant who used to be an employee of the landlord but has recently been dismissed due to gross misconduct and the landlord has now found a replacement employee. It is a requirement of the employment that the employee lives in the accommodation provided.

In another property (**Property C**), the landlord has noticed that the furniture, provided as part of the letting, has been badly damaged. The landlord has previously advised the tenant that his use of the premises is inappropriate and warned him accordingly.

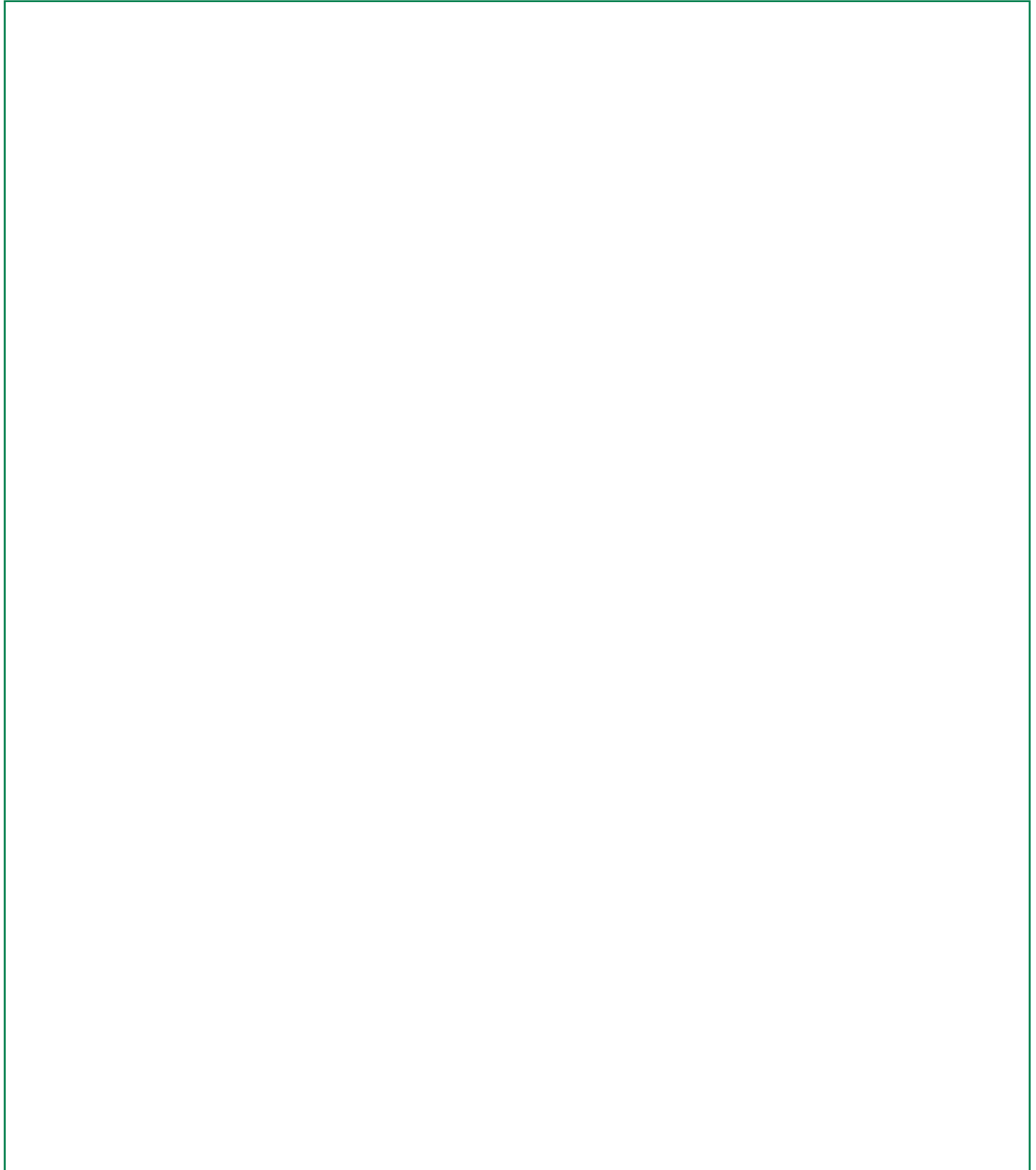
## Question 1

The tenant of **Property A** is reluctant to move. You have been asked to advise the landlord on the issues which need to be considered in respect of suitable alternative accommodation.

# SCENARIO 2 (CONTD.)

## Question 2

Advise your landlord client on the issues which may arise in respect of **Properties B and C**.



# SCENARIO 3

A year ago, Gillian let a three bedroom house (**Property A**) to two single men who are not related. Whilst you are undertaking an inspection, as managing agent, you find that the men have allowed two women to reside in the property. One of the women occupies the third bedroom and the other shares a bedroom with one of the men.

Gillian also owns another property (**Property B**) which comprises a large house divided into nine bedsits which she has asked you to manage.

## Question 1

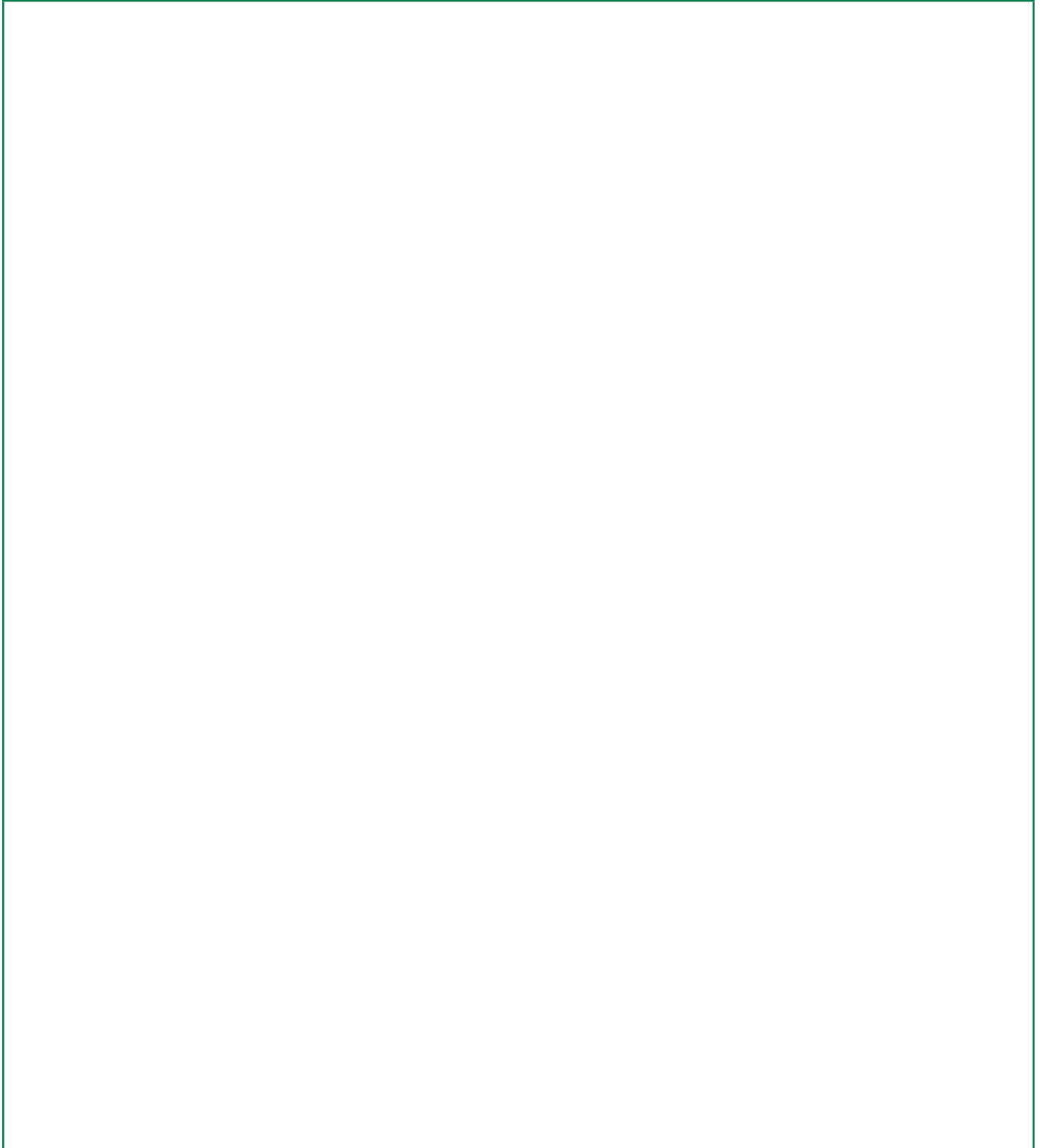
Explain whether **Property A** would have been classed as an HMO at the start of the tenancy and whether it will be classed as an HMO now.



# SCENARIO 3 (CONTD.)

## Question 2

Explain what information you would need before deciding whether to accept Gillian's instructions to manage **Property B**.



# SCENARIO 4

You have recently taken over the management of a residential property portfolio owned by one of your firm's clients and on which there are a number of disputes. You are asked to advise accordingly.

**Property A** is let to a tenant on a lease which still has a year to run. The tenant has continually failed to carry out the internal repairs to the premises in accordance with the terms of the lease and, on a recent inspection, you have noticed that the property is now in a poor state of repair.

**Property B** — The tenant of this property has telephoned you to notify you of a defect in the property and requested this is inspected and that someone is instructed to undertake the necessary repairs. The defect amounts to a crack in the external wall which is now impacting on the decorative condition of the premises internally, as well as one of the doors which will not shut properly.

## Question 1

You have received instructions from your client asking you to telephone the tenant of **Property A** to give formal notice that, if the internal repairs are not undertaken by the end of the month, the landlord will proceed with a forfeiture action. Advise your client on the legal implications here.

# SCENARIO 4 (CONTD.)

## Question 2

Advise the landlord of their liabilities in respect of **Property B**.

# SCENARIO 5

You are the managing agent for several residential properties, let on tenancies subject to the Housing Act 1988, where there have been a few recent issues.

One of the properties, **Property A**, is let to a family who are alleged to have caused regular disturbance to their neighbours over a period of time. The neighbours have now complained of anti-social behaviour, continuous loud music, and parties which have been disturbing them for the past few days.

Neighbours of another of the properties, **Property B**, have complained to you about the use of the property by its tenants. Here, the complaints are about the untidy state of the gardens which are becoming overgrown and are full of rubbish and discarded bin bags. There is an old, dilapidated caravan in front of the property which is proving to be an eyesore.

## Question 1

Advise on the legal position and any appropriate action which could be taken for **Property A**.

# SCENARIO 5 (CONTD.)

## Question 2

Advise the landlord on the legal implications of the situation at **Property B**.