



## Tenants' Rights and Responsibilities

Rights	Responsibilities
<b>Receive urgent repairs immediately from agent/landlord</b> <ul style="list-style-type: none"><li>• Water leaks</li><li>• Toilet blocks</li><li>• Electricity/gas/water not working</li></ul>	<b>Pay rent on time</b> <ul style="list-style-type: none"><li>• You may be charged a late payment fee if you do not pay on time.</li><li>• You may get an eviction notice from the agent/ landlord if you are 14 days late from the due date.</li><li>• You will get a bad reference from the agent/landlord for your housing application in the future.</li></ul>
<b>Get general maintenance work done in reasonable time</b>	<b>Keep the property clean</b> (inside and outside) <ul style="list-style-type: none"><li>• You will be asked to pay for cleaning fee <b>or</b></li><li>• Cleaning fee will be deducted from your bond</li><li>• You will also get a bad reference from the agent/landlord</li></ul>
<b>Get repairs/damage costs paid by agent/landlord when not at fault</b>	<b>Maintain house in good condition</b> <ul style="list-style-type: none"><li>- Mow the lawn (if the property has one)</li></ul>
<b>Get your bond return fully at the end of lease</b> <ul style="list-style-type: none"><li>- When you have done your all of responsibilities</li></ul>	<b>Get permission to make any changes to the house</b> <ul style="list-style-type: none"><li>• Your agent/landlord may not want to put nails on the wall</li></ul>
<b>If you have problems with your real estate agent, you can get free advice from:</b> <ul style="list-style-type: none"><li>- Tenants' Union of NSW 1800 251 101, information available in different languages</li><li>- Tenants Advice and Advocacy Services (02) 8117 3700.</li><li>- NSW Fair Trading 13 32 20</li></ul>	<b>Be a considerate neighbour</b> <ul style="list-style-type: none"><li>• Keep noise down at night</li></ul>
<b>If NSW Fair Trading cannot resolve the issue, you can contact NSW Civil and Administrative Tribunal (NCAT) 1300 006 228</b> <ul style="list-style-type: none"><li>- You can access NCAT through TIS (Translating and Interpreting Services) 131450</li><li>- Fees apply (you may be eligible for concession fee)</li></ul>	<b>Report/request repairs in writing</b> Pay for repairs/damage <b>caused</b> by you



<p><b>You can always ask your housing worker</b> (if you have one) if you have any housing/tenancy issues</p>	<p><b>Provide 28 days notice in writing if you want to move out at the end of lease</b></p> <ul style="list-style-type: none"><li>• If you move out before end of lease:<ul style="list-style-type: none"><li>○ you have to pay for the rent until the agent can find a new tenant</li><li>○ you may get an expensive fine</li><li>○ the agent may give a bad reference</li></ul></li></ul>
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