



Tenants' Rights and Responsibilities

Rights	Responsibilities
<p>Receive urgent repairs immediately from agent/landlord</p> <ul style="list-style-type: none"> • Water leaks • Toilet blocks • Electricity/gas/water not working 	<p>Pay rent on time</p> <ul style="list-style-type: none"> • You may be charged a late payment fee if you do not pay on time. • You may get an eviction notice from the agent/ landlord if you are 14 days late from the due date. • You will get a bad reference from the agent/landlord for your housing application in the future.
<p>Get general maintenance work done in reasonable time</p>	<p>Keep the property clean (inside and outside)</p> <ul style="list-style-type: none"> • You will be asked to pay for cleaning fee or • Cleaning fee will be deducted from your bond • You will also get a bad reference from the agent/landlord
<p>Get repairs/damage costs paid by agent/landlord when not at fault</p>	<p>Maintain house in good condition</p> <ul style="list-style-type: none"> • Mow the lawn (if the property has one)
<p>Get your bond return fully at the end of lease</p> <ul style="list-style-type: none"> - When you have done your all of responsibilities 	<p>Do thorough clean before moving out (to maximise a full bond return)</p> <ul style="list-style-type: none"> • General cleaning – leave the property in the same condition as it was at the beginning of the lease • Carpet cleaning – hire a professional carpet steam cleaner and get a receipt for the real estate agent. • Rubbish removal – make sure all belongings and rubbish are removed from the property • Gardening – make sure the gardens are in the same condition as you moved in. <p>Get permission to make any changes to the house</p>



	<ul style="list-style-type: none">Your agent/landlord may not want to put nails on the wall
<p>If you have problems with your real estate agent, you can get free advice from:</p> <ul style="list-style-type: none">Tenants' Union of Tasmania on (03) 6223 2641 or 1300 652 641. Business hours: Mon-Fri 9am – 4pmEmail: tenants@netspace.net.au – include your phone number if emailing as they cannot advice via email.	<p>Be a considerate neighbour</p> <ul style="list-style-type: none">Keep noise down at night
<p>You can always ask your housing worker from your Humanitarian Settlement Program provider (if you hold a Refugee visa) if you have any housing/tenancy issues</p>	<p>Provide the owner at least 14 days notice if you are ending a fixed-term lease and moving out.</p> <p>Provide “Notice to Terminate” to the owner (after 28 days passed without issues being attended to by the landlord as per lease agreement)</p> <ul style="list-style-type: none">If you intend to leave early because the landlord has not complied with the lease conditions eg. not attending to maintenance issues within the timeframe for repair. <p>Provide written notice as much as possible to the owner if you are “breaking the lease”</p> <ul style="list-style-type: none">If you end a lease without acceptable reasons, you are <u>required</u> to pay the rent until a new lease starts or until the end date of the lease, whichever happens first.You will also have to pay advertising costs charged to the owner.