



Tenants' Rights and Responsibilities

Rights	Responsibilities
Receive urgent repairs immediately from agent/landlord <ul style="list-style-type: none">• Water leaks• Toilet blocks• Electricity/gas/water not working	Pay rent on time <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.
Get general maintenance work done in reasonable time	Be a considerate neighbour <ul style="list-style-type: none">• Keep noise down at night
Get repairs/damage costs paid by agent/landlord when not at fault	Report/request repairs in writing Pay for repairs/damage caused by you
Get your bond return fully at the end of lease <ul style="list-style-type: none">• When you have done your all of responsibilities	Get permission to make any changes to the house <ul style="list-style-type: none">• Your agent/landlord may not want to put nails on the wall
If you have problems with your real estate agent, you can get free/low cost assistance from Tenancy Advice and Education Service (TAES) through Community Legal centres: <ul style="list-style-type: none">• Circle Green Community Legal offers state-wide telephone-based assistance• Find your local providers (metropolitan and regional) online Tenancy advice and education service Department of Mines, Industry Regulation and Safety (commerce.wa.gov.au)	Keep the property clean and in good condition (inside and outside) <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• Mow the lawn (if the property has one)
You can always ask your housing worker (if you have one) if you have any housing/tenancy issues	Provide 30 days notice in writing if you want to move out at the end of lease <ul style="list-style-type: none">• If you move out before end of lease:<ul style="list-style-type: none">○ you have to pay for the rent until the agent can find a new tenant○ you may get an expensive fine○ the agent may give a bad reference