



Do you plan on leaving home? Let's talk money!

How much will it cost to move out of home and into a place of your own?

Usually you pay 2 weeks rent in advance from the first day of your tenancy. The landlord cannot require you to pay more than 2 weeks in advance.

You will also be asked to pay a bond equal to a maximum of 4 weeks rent. Your landlord or agent must give you a receipt and lodge the bond money with NSW Fair Trading. You'll get the bond back at the end of the tenancy if you've stuck to all your obligations.

If you are renting a property for \$200 per week you will need:

Rent in advance	\$400
Bond	\$800
Total	\$1200

When you find a place

Before signing on the dotted line you should read a booklet called the "New tenant checklist". Your landlord is obliged by law to give you a copy of it and it sets out important information regarding the lease.

The next step is signing the Residential Tenancy Agreement or lease. This is a contract between you and the landlord. It includes:

- the terms of the agreement setting out what you and your landlord agree to do during the tenancy. For example how long the tenancy agreement is for, how your rent is to be paid and who to contact for repairs. Keep a copy you can refer back to.
- and a condition report describing the condition of the premises at the time you move in. Make sure you note all faults and keep a copy. This will be used to compare the condition of the property when you leave. The landlord might claim that any damage not marked on this form has been caused by you and try to get you to pay to fix it.

Living There

Once you have moved in both you and your landlord have certain obligations to each other.

As a tenant your rights include:

- to be given the premises in a reasonably clean state, fit to be lived in;
- to have exclusive use and to receive proper notice of entry by the landlord;
- to be given an initial set of keys and any electronic security devices free of additional charge at the start of the lease;
- to have reasonable security;
- to have repairs done; (tip: never stop paying your rent to get repairs done) or you could face eviction for overdue rent
- to apply to the Tenancy Tribunal if the landlord has breached the agreement (for example: failing to do repairs, or coming around without notice);
- to be given rent receipts;
- to be given 60 days written notice of a rent increase.

Your responsibilities to the landlord include:

- to pay rent on time;
- to not use the premises for illegal purposes;
- to keep the premises reasonably clean, not damage the property and to report any repairs needed;
- to not interfere with the peace, comfort or privacy of neighbours;
- to leave the premises in the same condition as at the start, except for fair wear and tear;
- to not alter or make any additions to the property without the landlord's permission, including locks or security devices;
- to not sublet or assign the tenancy (pass it on to another person) without the landlord's permission.

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Ending the Lease

To end an agreement written notice must be given by the tenant or the landlord for a minimum of:

for a fixed term agreement:

- 14 days if given before the end of the fixed term to leave at the end of the fixed term.

(Get legal advice before leaving a fixed term tenancy for a landlord breach, as you might have to pay money to the landlord as compensation for leaving early.)

for a continuing agreement:

- 90 days by the landlord or 21 days by the tenant to terminate for no particular reason;
- 14 days for breach of agreement, either by tenant or landlord;
- 30 days by the landlord if the property is sold;

If you receive a termination notice you cannot be forced by the landlord to leave the property by the date stated on the notice. If you choose to stay on the property past the date on the notice, the landlord must apply to the Consumer Trader & Tenancy Tribunal for an order to end your agreement. If the Tribunal makes an order they will decide a date on which you must leave the premises.

HELP POINTS

Illawarra and South Coast Tenants Service.

Provides free information, advice and advocacy to tenants and residents of a residential park.

www.illawarralegalcentre.org.au

and click on Tenants Service

1800 807 225

Tenants Union of NSW

www.tenants.org.au

Consumer, Trader and Tenancy Tribunal

www.cttt.nsw.gov.au or **1300 135 399**

NSW Fair Trading

www.fairtrading.nsw.gov.au

13 32 20

Human Services Housing NSW

www.housing.nsw.gov.au

1300 HOUSING (1300 468 746)

Nowra 4424 5411

Shoalcoast Community Legal Centre

www.shoalcoast.org.au

4422 9529 (Shoalhaven)

1800 229 529 (Eurobodalla and Bega Valley)

LawAccess NSW

www.lawaccess.nsw.gov.au

1300 888 529