

Residential Tenancy Commissioner

The Residential Tenancy Commissioner can help sort out problems which arise in boarding premises.

House Rules

Where there are house rules, the rules must apply to everyone in the same way. House rules should include:

- meal times (if meals are provided);
- the costs of any shared facilities and when they can be used;
- any rules about using the bathroom or shower;
- any rules about visitors, parking or storage;
- the times services are provided (if they are provided);
- any rules about smoking;
- any rules about alcohol,
- how house rules are made or changed.

For more information contact:

- Residential Tenancy Commissioner
1300 654 499
- Consumer Affairs and Fair Trading
1300 654 499
- Tenants Union of Tasmania
1300 652 641
- Legal Aid Commission
1300 366 611

Disclaimer

This document is prepared as a guide only. For an accurate version of the law, reference should be made to the Residential Tenancy Act 1997.

BOARDING PREMISES

Property Owner Checklist

- *Entering Agreements*
 - *During the Tenancy*
 - *Ending Agreements*
- Residential Tenancy Act 1997*



Consumer Affairs and Fair Trading

Executive Building
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Email: consumer.affairs@justice.tas.gov.au

Web: www.consumer.tas.gov.au



Tasmania

Consumer Affairs and Fair Trading

Hotline : 1300 65 44 99 www.consumer.tas.gov.au

Entering an Agreement

- must give a copy of the statement of key terms to the tenant
- where there are house rules, give a copy of the rules to the tenant, or show where the public copy is located
- tell the tenant how much the rent is and how often they have to pay (weekly or fortnightly only)
- inform the tenant of any other charges
- inform the tenant of the costs of any services, when they will be provided and how often e.g. meals
- sign the agreement and keep a copy

Note:

Boarding premises tenants must not be asked to pay a bond.

Boarding premises tenants do not have to share a room, unless the tenant agrees. The second tenant must be either a joint tenant, or a carer for the other person.

During the Agreement

- provide the tenant with a receipt for rent and any other charges (separately itemised)
- allow the tenant to use the room and toilets at all times, and provide reasonable use of the bathroom or shower, common rooms and facilities
- respect the tenant's right to privacy, peace and quiet
- take all reasonable steps to make sure that property is secure in the tenant's room eg ensure that the locks work, and that the windows lock
- keep the boarding premises and its rooms in good repair
- keep house facilities, equipment and furniture in good repair
- must give 24 hours notice of monthly inspections or if you need to enter the tenant's room
- make sure repairs or renovations disturb tenants as little as possible
- provide other facilities to use if work is being done
- have a copy of the house rules where they can be seen easily

- take reasonable steps to make sure that tenants observe the house rules and can peacefully use the boarding premises
- inform tenants of any changes in the house rules
- observe all legal obligations when giving notices to tenants such as a 'Notice to Vacate'

Ending Agreements

- return any unused rent
- check that the tenant has removed all of their belongings
- deal with any goods left on the property by the tenant by following the provisions of the Residential Tenancy Act
- check that the room is left in a reasonable condition.

