

## Residential Tenancy Commissioner

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

A friend, relative or support worker can contact the Commissioner for you, if you prefer.

## 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,
- if there are house rules, make sure you know what they are (they must be shown to you).

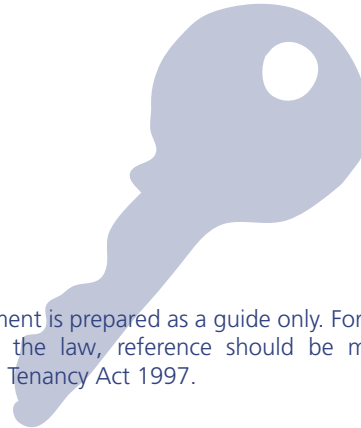
## For more information contact:

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

### *Tenant Checklist*

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



### Consumer Affairs and Fair Trading

Executive Building  
15 Murray Street  
Hobart TAS 7000

Phone: 1300 654 499 Fax: (03) 6233 4882

Email: [consumer.affairs@justice.tas.gov.au](mailto:consumer.affairs@justice.tas.gov.au)

Web: [www.consumer.tas.gov.au](http://www.consumer.tas.gov.au)



Tasmania

Consumer Affairs and Fair Trading

Hotline : 1300 65 44 99 [www.consumer.tas.gov.au](http://www.consumer.tas.gov.au)

## Entering an Agreement

- read the Tenant Information Pamphlet on renting in boarding premises
- read the statement of key terms
- check how much rent you have to pay and how often you have to pay it
- check the costs of any services and find out when they will be provided and how often
- check when you can move in
- thoroughly check that the room is safe to live in. If possible make a list of what is in the room
- check about heating, for example, are there enough power points for you to have a heater
- check the other facilities you will use, for example the kitchen, bathroom, toilet, laundry and sitting room
- if there are house rules, make sure you know the house rules (they must be shown to you)
- check the statement of key terms includes all the things you agreed to
- sign the agreement and keep a copy
- pay 1 lot of rent in advance
- do not pay a security deposit or bond to the boarding premises owner

## During the Agreement

- pay the rent on the due date every time
- if you pay by cash or cheque ask for a receipt and keep it in a safe place (e.g. Tenants Kit wallet)
- follow the house rules, if there are any
- keep the room clean and in a condition that will not create a fire or health hazard
- allow the property owner to inspect the room once a month (they must give you 24 hours notice)
- notify the property owner about any damage to the room or common areas
- pay for any damage to the room or common areas that is caused by you and is not normal wear and tear
- make sure the room is not used for any illegal purpose
- get prior written permission from the boarding premises owner to install fixtures e.g. hanging a picture or putting up a shelf
- respect the rights of other tenants and their visitors to privacy, peace and quiet.

## Ending Agreements

- give the boarding premises owner notice of your intention to vacate the room. That is – at least 2 days notice for non-fixed term agreements
- seek agreement of the owner to end a fixed term agreement early
- pay rent and other charges right up to the time of leaving the room
- take all your belongings from the boarding premises
- leave a forwarding address with the boarding premises owner and Australia Post
- return the keys to the owner.

### If the Property Owner ends the Agreement

- has the owner given a notice?
- have you done something wrong. e.g. not paid rent, damaged the property, broken a house rule?
- can you fix the problem? If you can fix the problem you may be able to stay.

### If not:

- pay rent and other charges right up to the time of leaving the room
- take all your belongings from the boarding premises
- leave a forwarding address
- return the keys to the owner.

