



Maintaining Your Tenancy

It is important to understand your rights and responsibilities when you take on a tenancy, these tips are a summary of the advice provided by Consumer Protection WA designed to help you make sure you can maintain your tenancy.

Understand your Rental Agreement: Your rental agreement should tell you how much rent you will pay, how often it should be paid, when your first payment is due, and how you can pay your rent.

Rent Increases: Your landlord can choose to increase your rent once every 12 months, and must give you 60 days notice.

Pay Your Rent on Time: You are responsible for paying your rent on time until your rental agreement ends, if you are paying by bank transfer you may need to pay a few days early. If your rent is overdue, or you do not meet other responsibilities outlined in your agreement, you can be given a breach, and if you do not fix the situation, a termination.

Routine Rent Inspections: Your landlord can do up to four inspections a year, and must give you 7 to 14 days notice. During the inspection the landlord will check that you are looking after your home, you are allowed to be at home during the inspection.

Looking after your home: Your rental agreement should set out what is expected of you to maintain your home. In general, the landlord is responsible for structural upkeep of your home, and you are responsible for cleaning, replacing light globes, disposing of rubbish and looking after the garden.

If your home needs repairs: If you cause damage to your home, such as breaking a window, you can be asked to pay for repairing it. If there is damage outside of your control, for example storm damage or a break in, your landlord is responsible for repairing it. Contact your landlord if your home requires repairs.

Security at home: Your home must have minimum levels of security, such as a deadlock or security screen on external doors and windows, RCD devices and smoke alarms, you can ask your landlord to install these if they are not there.

Family and Domestic Violence: If you or your children are experiencing family and domestic violence in your home, you have additional rights with regards to leaving the tenancy, getting the perpetrator's name removed from the rental agreement, changing the locks and upgrading security.

Sources:

Consumer Protection WA

For the complete resource:

<https://www.consumerprotection.wa.gov.au/publications/living-rental-home-tenants-guide-2>

www.centrecare.com.au



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