

# Ten Top Tips<sup>©</sup>

## when you want to remain in your rental accommodation

1. **Pay your rent as required by your tenancy agreement and be in advance. If you are on a benefit have Centrelink pay your rent for you.** You can do this by signing a Centrelink Direct Deduction Authority form.
2. **If you have a previous Homeswest debt, ask Homeswest about the Debt Moratorium Agreement.** Having this agreement in place may save you hundreds of dollars.
3. **Keep the property clean and tidy and have the grass cut at least every six weeks.** Keeping the property clean and picking up rubbish avoids landlord concerns and possible complaints.
4. **Remember to put the bin out every week.** This will ensure rubbish does not pile up around the house.
5. **Report any maintenance or damage as soon as possible.** By reporting maintenance and damage to the property early allows it to be fixed much quicker and ensures that you are abiding by your tenancy agreement.
6. **Live peacefully with your neighbours.** This means be respectful to your neighbours and encourage your visitors to do the same.
7. **Living peacefully includes not borrowing constantly from your neighbours.** Loud swearing, arguing and fighting will cause complaints against your tenancy. Living peacefully also includes making sure that your children or your visitors' children do not go into neighbours' yards without permission.
8. **If your visitors are causing problems, ask them to go.** You are the legal tenant and what goes on at your home is your responsibility whether you are home or not.
9. **If you do have people staying with you from time to time, ask them to help around the house and contribute to paying the bills and food.** If you don't, you may get stuck with huge gas, phone, electricity and water bills after they have left and it will be your responsibility to pay these debts.
10. **If you are having difficulty maintaining your housing, talk to your Accommodation Manager or landlord who may be able to refer you to a support agency.** If you want assistance, there are many agencies that may be able to assist you to keep your home and not become homeless. However, you will still be the one who will be responsible for what takes place at your home.



**CENTRECARE**

*"People making time for people"*