

# Rights and responsibilities

## What are my rights and responsibilities when renting?

All tenants and lessors/agents must comply with the law. It is important to understand your rights and responsibilities from the very start of your tenancy.

### Your responsibilities as a tenant

You have responsibilities to the lessor/agent of the property. You must ensure you:

#### Meet your responsibilities under the agreement:

- pay the rent on time and in the way written in your agreement
- abide by the terms of your agreement and any body corporate by-laws that apply
- tell the lessor/agent if you damage the premises (accidentally or otherwise)
- follow the rules set out by the *Residential Tenancies and Rooming Accommodation Act 2008*.

#### Respect your new home:

- use the premises mainly as your home, unless otherwise agreed
- do not use your home for any illegal purpose
- do not cause a nuisance, or seriously affect the reasonable peace, comfort or privacy of your neighbours
- keep any inclusions (e.g. the stove) clean
- make sure you or your guests do not deliberately damage the premises
- be responsible for your behaviour and that of your guests.

### The responsibilities of the lessor/agent

The lessor/agent has responsibilities to you, the tenant. They must make sure:

#### They meet their responsibilities under the agreement:

- they cover the cost of preparing the agreement (and follow the agreement)
- all charges, rates and taxes for the place are paid for
- a full set of keys is given to one tenant, and the others get keys for entry
- they follow the rules for renting set out by the *Residential Tenancies and Rooming Accommodation Act 2008*.

#### They provide you with a suitable home:

- the premises is ready for you to move into on the date agreed
- the premises is fit to live in and in a good state of repair
- the premises meets all laws that deal with health and safety
- the place is reasonably secure
- they do not cause a nuisance, or seriously affect the reasonable peace, comfort and privacy of the tenant
- they keep the premises and any inclusions in good repair during the agreement
- common areas (if there are any) are kept clean.

### Discrimination

You have a right to fair treatment when you are looking for and renting a place to live. If you feel you may have been discriminated against in connection with accommodation, refer to page 35 'Discrimination' or contact the Anti-Discrimination Commission (for contact details refer to the back of this booklet).

If you have a dispute with the lessor/agent, refer to pages 29–30. 



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