

LANDLORD INFORMATION – TICA

(Tenancy Information Centre Australia)

A Landlords greatest fear is when a tenant fails to pay their rent or worse yet, damages your property.

The fact is; delinquent tenants like these exist and cost landlords millions of dollars each year.

TICA was created for this sole purpose: To empower Landlords and Real Estate agents by providing rental history information about prospective tenants.

It is very similar to credit checks when applying for a loan or credit card as TICA provides tenancy history checks when tenancy applicants apply for rental properties.

TICA has over **7,000 members** Australia wide who report on, and depend on, the information held on tenants.

Lakeford Real Estate is a TICA Member and is able to Default a tenant on its Tenancy History Database. The Default is then used to warn other Landlords and Real Estate Agents that the tenant has a negative tenancy history.

TICA is a very effective tool for recovering rent and invoice arrears from tenants who have vacated owing money. Once listed on TICA, our office is notified of any rental enquiries the tenant is making, we then contact that office to notify of their history and to advise they not rent to them. We also ask that they advise the applicant that they will not be considered until they have been removed from the TICA database.

This often results in the tenant paying the debt in full (or starting a payment plan) so they will be able to secure a rental premises by having their debt removed from the TICA database – until this debt is paid; their options are extremely limited.

Make sure your Property Manager is screening all potential tenancy applicants through TICA, Australia's Largest Tenant Database ~ Lakeford Real Estate is!