TENANCY

* Paying rent
* Renting with other people
* When tenancy ends
* Notices of breach
* Moving out
* disagreements

**P1** Do I pay the rent to the owner?

**P2** Your tenancy agreement will state where the rent is to be paid. It can be to the real estate agent or if you are renting from the owner directly, you might pay the owner directly. You should always get a written receipt for every payment. If you have proof in writing that you have paid for something, then no one can say that you haven’t paid.

**P1** I am going to rent with my friend. Is that OK?

**P2** You need to make sure you understand who is responsible for rent and maintenance. If your tenancy agreement only has your name recorded, then you are the one who the owner can come after if there is unpaid rent or the property has not been maintained or has been damaged.

**P1** but if have agreed with my friend that my friend will pay half the rent and do half the maintenance, then I am only responsible for half of everything?

**P2** Only if both of you are mentioned in the tenancy agreement.

**P1** What if the owner sells the house while I am in it?

**P2** You can stay in the property until the end of your term. The new owner can either move in after you left or you can apply to rent it again, if the new owner wishes to rent it out again.

**P1** Are there any other ways I can be kicked out?

**P2** Yes, lots. If you don’t follow the tenancy agreement, if the property is considered un-liveable, and lots more.

**P1** So if I don’t pay the rent on time, I can be kicked out?

**P2** There are rules that the owner must give you a notice which is called a Notice to Remedy Breach. This is a written notice to tell you that you must pay the overdue rent and gives a due date for the payment. If you haven’t paid the unpaid rent by the due date, you can be issued with a Notice to Leave. So you do get notices but yes, you can be kicked out if you don’t pay rent.

**P1** What do I do when I want to move out of the property?

**P2** Give the right amount of notice on the right form and keep a copy of everything! If you don’t know how much notice or which form, you can ask Tenants Queensland. Pay your rent up to the date you have said you will end the tenancy. Make sure you have moved out completely before that date. Make sure the property is clean, tidy and maintained. If you get a professional carpet cleaning in, keep receipts. Fix anything that has been damaged and keep receipts. Complete an exit condition report, taking photos or videos. Return the keys. Apply for a refund of your rental bond.

**P1** What if I move out and leave some of my things in the property?

**P2** This depends on what you leave behind. Personal documents must be returned to the owner or the public trustee. Depending on the value of other goods depends on what the owner can do with them. You should get advice from Tenants Queensland.

**P1** What if I disagree with the owner or the agent during the tenancy about something?

**P2** There are steps to take and the idea is to try to settle any disagreements as soon as possible. Disagreements are called disputes. First try to negotiate with the agent or the owner. Either the owner or the tenant can issue a Notice to Remedy Breach, depending on who or what has been done or not done. There is a dispute resolution service you can access with the Residential Tenancies Authority (the RTA). You can get advice and help from Tenants Queensland. You can apply to the Queensland Civil and Administrative Tribunal to resolve the issue. There are some situations where an offence can be reported to the RTA, such as an owner or agent not lodging a bond with the RTA. Then of course you can try to end the tenancy, by following the rules about times and correct forms.