

INDIGENOUS CREOLE FAST FACTS SHEET # 2.

General Standard of the Premises

During your tenancy, the landlord must:

- (a) maintain the premises so that the place remains fit for you to live in; and
- (b) maintain the premises and inclusions in good repair; and
- (c) ensure that any law dealing with issues about the health or safety of persons using or entering the premises is complied with.

During your tenancy, you, the tenant must:

- (a) keep the premises and inclusions clean, having regard to their condition at the start of the tenancy; and
- (b) must not maliciously damage, or allow someone else to maliciously damage, the premises or inclusions; and
- (c) at the end of the tenancy, you must leave the premises and inclusions, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Remember to keep copies of ALL paperwork between you and your landlord!

Here are some important points you must remember!

At the start of your tenancy, it's very important that you fill out an **Entry Condition Report** (RTA Form 1a).

Make sure that you inspect the place before you sign the Tenancy Agreement.

If something goes wrong with the place during your tenancy, other than damage caused by you or your visitors, then it's the landlord's responsibility to fix the problem.

At the end of your tenancy, before you leave, you should fill out an **Exit Condition Report** (RTA Form 14a).

This will help you to decide what is *fair wear and tear* and what is damage. If there is damage, then you could be made to pay to have it repaired.

If you need tenancy advice and/or assistance, call the **Tenants' Union North Queensland on 40 31 31 94 or statewide on 1800 177 761.**

For information about RTA notices and forms, see Indigenous Creole Fast Facts Sheet # 9.

INDIGENOUS CREOLE FAST FACTS SHEET # 2.

General Standard

blo da Premises

During tenancy blo you, da landlord must:

1. maintain da house so that da house e stap good where e fit po you po stap inside; ane
2. maintain da house ane keep e everything in good repair; ane
3. ensure that any law where e deal where them issues blo health or safety of them people where e stap inside them house is complied with.

During tenancy blo you, you da tenant must:

1. keep da house ane yard clean, keep e the house da same condition at da start of da tenancy; ane
2. must not damage da house or allow anybody else po damage da house or anything else where e no blo you there inside da house.
3. at da end of da tenancy, you must leave da house ane anything else where e be come where da house inside da same condition them thing been at da start of your tenancy, but wear ane tear from old age excepted.

Remember po keep e all them copy blo **ALL** them paperwork where you ane your landlord be mekem.

All Good Points Po Remember!

Where start blo your tenancy, e prapa important po fill out an **Entry Condition Report** (RTA Form 1a)

Make sure you luk da house first before you sign da Tenancy Agreement.

If something wrong where da house while you stap there, ane e no damage where you be mekem or guest blo you, then I responsibility blo da landlord po fix em.

When tenancy blo you e end, before you leave, you should fill out an **Exit Condition Report** (RTA Form 14a)

This paper work e go help you po decide what is fair wear ane tear ane what is damaged. If anything inside da house e damaged then da landlord can make you pay po da repairs.

If you need any advice or you gad question po ask em about tenancy blo you no shame ring up the **Tenants Union North Queensland on 40 31 31 94 or statewide on 1800 177 761.**

Po information about RTA notices ane forms, luk Indigenous Creole Fast Facts Sheet # 9