

# Indigenous Creole Fast Facts Sheet # 4.

## Privacy.

The Residential Tenancies Act says that once you sign your tenancy agreement, you have the right to “quiet enjoyment” of the premises. During your tenancy, the landlord must not interfere with your peace, comfort or privacy in using the premises.

If the landlord wants to come and talk to you or inspect your place or carry out repairs, they have to follow the ‘Rules of Entry’. This means they have to give you an **Entry Notice** (RTA Form 9).

The Act states the amount of notice that must be given, depending on why the landlord wants to enter the premises.

If the landlord has given you a proper ‘entry notice’ but you think the time of entry is unreasonable, then you can negotiate a time that suits you better.

If the landlord (or their agent) just turns up without giving you proper notice, then you can refuse them access to your place.

If the landlord (or their agent) harasses, bullies or verbally abuses you, you can apply to the Small Claims Tribunal to end your tenancy because of their ‘objectionable behaviour.’

Here are some important points you must remember!

If your rights are abused...

- Talk directly to your landlord and try to fix the problem.
- If that doesn’t work then you can give them a Form 11, a **Notice To Remedy Breach**. Make sure that you sign the Form and include details of the breach and what you want the landlord to do to fix the breach. You must allow them at least 7 days to do this.
- If, after the 7 days, they have not fixed the breach you can get a Form 16, **Dispute Resolution Request** from the Post Office, fill it out and send it to the Residential Tenancies Authority (RTA) (*See Indigenous Creole Fast Facts Sheet # 7. Resolving Disputes*)

Locks, Keys and Security:

The Act says that the landlord must ensure that the premises are reasonably secure and that you, the tenant, are given keys to each of the locks.

### For your own protection!

Always keep copies of all paperwork between you and your landlord.

If you need 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*

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If da landlord wants to come ane talk to you or inspect your place or carry out repairs, they have to follow da ‘**Rules of Entry**’. This means they have to give you an **Entry Notice (RTA Form 9)**.

Da Act e spik da amount of notice that must be given, depending on why da landlord wants to enter da premises.

If da landlord has given you a prapa ‘entry notice’ but you think da time of entry is unreasonable, then you can negotiate a time that suits you better.

If da landlord (or their agent) just turns up without giving you prapa notice, then you can refuse them access to your place.

If da landlord (or their agent) harasses, bullies or verbally abuses you, you can apply to da **Small Claims Tribunal** to end your tenancy because of their ‘offensive behaviour’.

## **All Good Points Po Remember!**

If your rights are abused...

- Talk directly to your landlord ane try to fix da problem.
- If that doesn’t work then you can give them a **Form 11**, a **Notice To Remedy Breach**. Make sure that you sign da Form ane include details of da breach ane what you want da landlord to do to fix da breach. You must allow them at least 7 days to do this.
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**(Luk Indigenous Creole Fast Facts Sheet # 7 – Resolving Disputes.)**

## **Locks, Keys ane Security:**

Da Act e spik that da landlord must ensure that da premises are reasonably secure ane that you, da tenant, are given keys to each of da locks.

## **Po your own protection!**

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

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

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

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