

# INDIGENOUS CREOLE FAST FACTS SHEET # 3.

## RENTS

### (Or Levies and Service Charge)

When you pay your Rent or your Levy in cash, the landlord has to give you a Receipt.

Sometimes your rent money might be deducted straight from your Centrelink or CDEP payments (direct debit).

When your Rent or Levy is paid by direct debit, the landlord has to make a written record of your payments, called a Rent Payment Record.

Your landlord must give you a copy of your Rent Payment Record within 7 days, if you ask for it.

The landlord can also ask you to make sure that your Rent (Levy) is paid up 2 weeks in advance.

As well, the Act says that you are in **arrears** if: *the rent payable under an agreement has remained unpaid in breach of the agreement for at least 7 days.*

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

### Here are some important points you must remember!

Your Rent must be paid on time and kept up to date.

Your Receipts or Rent Records must clearly state the following:

- (a) the tenant's name; and
- (b) the address of the premises; and
- (c) the date the payment is received; and
- (d) the period for which the payment is made; and
- (e) the amount of the payment; and
- (f) that the payment is payment of rent.

If you fall behind with your rent (more than 7 days), the landlord can give you a **Form 11 – Notice To Remedy Breach**.

It's very important that you read this Notice carefully because it means that the landlord is letting you know that there is a problem or a dispute and you need to sort it out within a certain time.

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 # 3.

## RENTS

### (Or Levies and Service Charge)

When you pay your Rent, or Levy and Service Charge in cash, your landlord must give you a **Receipt**.

Rent or Levy and Service Charge money can come out straight from pay blo you if you wandem, (direct debit) and the landlord must make a written record of your payments, called a Rent Payment Record.

(Remittance Rent Payment Record)

Your landlord must give you a copy of your Rent Payment Record within 7 days, if you ask e thempla po copy.

Da landlord can spik po you po keep you Rent or Levy 2 weeks in advance all the time.

Da Act e all so spik that you are in **arrears** if: the amount of rent your tenancy agreement be spik po you po pay and you no be pay for more than 7 days.

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

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

### All Good Points Po Remember!

You must pay your Rent on time and you must keep em up to date.

Your Receipts or Rent Records must gad the following;

1. tenant's name; and
2. address of the house; and
3. date the payment tenant be mekem; and
4. the period where the payment the tenant e be mekem; and
5. the amount blo the payment; and
6. the payment the tenant e be mekem po rent.

If you behind you rent (**more than 7 days**), the landlord can give you a **Form 11, where e spik – “Notice To Remedy Breach”**.

E prapa important that you read this notice prapa because e spik you the landlord e gad one problem where your tenancy and you need po sort the problem out within a certain time.

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.**