

Indigenous Creole Fast Facts Sheet # 5.

Maintenance, Damages & Repairs.

The Act says that at the start of the tenancy, the premises must be in a good state of repair, be fit for you to live in and comply with health and safety regulations.

When you move in, it is very important that you fill out an **Entry Condition Report (Form 1a)**. This will become your evidence of the condition that the premises were in at that time.

During your tenancy, the landlord must maintain the premises and inclusions in good repair.
(See *Indigenous Fast Facts Sheet # 2 – General Standard of the premises.*)

This is called **routine maintenance** and it is the landlord's responsibility. But, it is the tenant's responsibility to let the landlord know when maintenance needs to be carried out.

Emergency Repairs are works that need to be carried out urgently and includes items that pose a danger to the occupiers' health and safety. These items are set out in the Act and are contained in your tenancy agreement.

It is important to let the landlord know when you need **repairs** carried out.

Here are some steps to take:

- Call or speak to your landlord as soon as practicable and try to negotiate to have the repairs done.
- Or, you can give your landlord a Form 11 – **Notice To Remedy Breach**.
- You will need to describe what repairs need to be done and allow them at least 7 days to respond.
- If that fails, you can lodge a Form 16 – **Dispute Resolution Request** with the Residential Tenancies Authority.

(See *Indigenous Fast Facts Sheet # 7 – Resolving Disputes.*)

Remember though, if you or your visitors or guests cause **Damage** to the premises, then you will have to pay for the costs of those repairs.

Remember to 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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Maintenance, Damages & Repairs

Da Act e spik that at da start of da tenancy, da premises must be in a good state of repair, be fit po you po stap inside ane comply with health ane safety regulations.

When you move in, e prapa important that you fill out an **Entry Condition Report (Form 1a)**. This one your evidence of the condition da house were in before you be move go inside.

During your tenancy, da landlord must keep e da house ane inclusions in good repair.

(Luk Indigenous Fast Facts Sheet # 2 – General Standard Blo Da Premises.)

This is called routine maintenance ane it is da landlord's responsibility. But, it is da tenants responsibility to let da landlord know when maintenance needs to be carried out.

Emergency Repairs are works that need to be carried out urgently ane e include items that pose a danger to da occupiers health ane safety. These items are set out in da Act ane e inside your tenancy agreement.

E prapa important to let da landlord know when you need repairs carried out.

Here are some steps to take:

- Call or talk po your landlord as soon as you can ane try to negotiate to have da repairs done.
- Or, you can give your landlord a Form 11 – **Notice To Remedy Breach**.
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(Luk Indigenous Creole Fast Facts Sheet # 7 – Resolving Disputes.)

**Remember though, if you
or your visitors or guests
cause Damage to da
premises, then you will
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those repairs.**

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 statewide on 1800 177 761.**

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