

INDIGENOUS CREOLE FAST FACTS SHEET # 1.

Your Tenancy.

Tenancy Agreements:

- The law says that the landlord has to provide the tenant with a written tenancy agreement. This Agreement should include the “standard terms” which are set out under the law and any “special terms” that you and the landlord have agreed upon. So, when you move into a house or unit or caravan, the first thing the landlord will ask you to sign is the tenancy agreement.

At the same time, the landlord also has to give you a copy of the **Green Booklet**, called **Renting In Queensland (Form 17a.)** Keep this booklet. It tells you all about your rights and responsibilities as a tenant and includes some phone numbers for you to call if you need some more information or advice.

As well, the landlord has to give you an **Entry Condition Report (Form 1a.)** On this report, you can either tick the boxes to say that everything is OK, or you can write down any items that are broken or damaged.

Items such as: power points that don't work; stains or cigarette burns in the carpet or lino; a stove that doesn't work properly; broken windows; doors that are hard to close or won't lock etc. etc.

Here are some important points you must remember!

You don't have to sign the **Tenancy Agreement** straight away! The law says that you can take it away and get someone to look at it with you, to make sure that you understand what you are signing up for. But you have to sign it and return it to the landlord within **5** days. (Make sure you get a copy to keep).

However, when you do the **Entry Condition Report**, you have to fill it in, sign it and return it to the landlord within **3** days. (You get a copy).

Sometimes, when you get the keys to go and inspect a place, you might be asked to pay a **Key Deposit**. Make sure you ask for a receipt. The landlord has to refund the key deposit when you hand the keys back.

Make sure you inspect the place before you sign the tenancy agreement.

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 # 1.

TENANCY BLO YOU

Da law e spik, landlord must give you written tenancy agreement. So, when you move go inside house, caravan, or unit, the first thing the landlord go ask you for mekem is sign e the **Tenancy Agreement**.

Da landlord must also give you one **Green Book**, called **Renting In Queensland**. This book e go spik you wanem right ane responsibility blo you as a tenant ane e go gad all telephone number blo all people yupla can call for help or advice.

Another thing the landlord must give you is called an **Entry Condition Report**.

Antap this report, you can tick e them box po spik everything e alright, or you can write down any thing where e broke or no work.

Them thing wase: power points where e no work; stains or cigarette burns antap lo carpet or lino; stove where e nor work prapa; smas windows; door where e hard po close ane can't lock etc. etc.

Remember po keep e **All** them paperwork where you ane you landlord be mekem.

All Good Points Po Remember!

You no have to sign e Tenancy Agreement blo you straight way! Da law e spik you can tekem go house, ask e another pamle po advice or **Housing Officer** blo yupla Council po help e you po understand the agreement prapa. But you must sign e the agreement ane give em po you landlord within **5 days**.

If you wande go look house by yourself the landlord might charge you a **Key Deposit**. Make sure you grab e receipt. Da landlord must refund you money blo you when you give em the key back. (Please note that this practice don't happen in Straits, move in for life).

Make sure you look the house pas **before** you sign da tenancy agreement.

If you need any advice or you gad question po ask em about tenancy blo you no shame ring up da **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