



## *Your landlord needs to:*

Refund any deposits or application fees if they don't start a tenancy agreement with you (or deduct them from rent if you move in)

---

Provide clean and reasonable premises

---

Maintain and repair the premises as necessary

---

Provide and maintain locks

---

Respect your right to privacy and the peace and quiet afforded to any homeowner (so not pop in unannounced for inspections, for example)

---

Lodge your bond with the appropriate authority within the appropriate time

---

Charge reasonable bond and rent-in-advance (usually less than one month's total rent for bond, and two weeks rent-in-advance)

---

Provide you with signed inspection sheets and information sheets

---

Not charge you for direct debit payments, or rent payment cards

---

Pay rates and land taxes, and water charges except the excess amount you use (you have to pay your utility charges if there is a meter to measure your usage)

---

Keep records of the rent received and provide you with receipts

---

