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