

Tenant Responsibilities

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PURPOSE

YRHAC's goal is to improve access to safe, secure, appropriate and affordable housing. To do so requires tenants to maintain their homes and keep YRHAC informed of any changes.

SCOPE

This policy applies to all tenants of YRHAC.

POLICY

Tenants must notify YRHAC of:

- any changes to their status which might make them ineligible for Yilli Housing.
- and any maintenance requirements to the property.
- any damage or potential damage to the premises. and
- if premises are to be vacant for more than 14 days.

The tenant must not:

- Maintain the premises in an unreasonably dirty condition.
- Cause or permit damage to the premises.
- Use the premises for any illegal purpose.
- Cause or permit a nuisance.
- Cause interference with the reasonable peace or privacy of another person within the vicinity.
- Cause, or allow a visitor to cause a nuisance or disturbance to neighbours. Or
- Allow somebody else to take over the lease.
- Alter the premises without written consent of YRHAC.
- alter, remove or add a lock or security device without the consent of YRHAC. If the tenant does change a lock, the tenant must provide keys to YRHAC within 2 business days.
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Tenants require written permission to:

- make any alterations,
- repairs or additions.
- sublet or install a Caretaker.
- allow a visitor to reside at the dwelling for longer than six weeks.
- and/or store a caravan at the dwelling.

Pay rent

- Tenants must pay rent in advance and on time thereafter according to Payment of Rent Policy and tenancy agreement.
- Pay utility bills – electricity and excess water
- Inform YRHAC if they are declared bankrupt, to allow YRHAC to assist them with any rent payments (note that any outstanding debt to YRHAC must be written off at the point of bankruptcy).

Maintenance

- Tenants are obliged under the conditions of their lease and the Residential Tenancies Act to maintain the dwelling in a clean state, and not to cause any damage other than fair wear and tear by normal residential use of the premises. Tenants will be held responsible for the cost of rectifying damage or attending to maintenance that has been caused by them, their household members, or visitors. Full information stated in Maintenance Policy.
- A range of maintenance requirements for tenants under the conditions of the lease are to:
- keep the property pest free.
- keep items secured which could otherwise be dangerous in a cyclone or flood.

- take responsibility for all vehicles left at the property
- maintain the yard i.e. regularly mow the lawns and remove garden debris.
- keep the property, including but not limited to stairways, common areas and bin bays, free of all rubbish.
- Ensure that all rubbish is disposed of in the appropriate container and made available for collection.
- maintain smoke alarms and notify YRHAC if a smoke alarm is not working or is missing.

Vacating

When a tenant leaves YRHAC property, whether to transfer to another property or leave Yilli Housing, they must:

- ensure that the property is in the same condition as it was when they moved in, allowing for fair wear and tear.
- ensure that all rent money is paid up to the day on which they vacate.
- and return the keys to YRHAC and provide a forwarding address for the return of any bond.

Tenants will breach their lease if they:

- do not comply with legislation and the conditions of the lease.
- do not comply with any by-laws or rules for specific complexes.
- and/or use the property for illegal purposes.