

# During a Tenancy

## When can I access my Investment Property?

Lawful reason for entry	Minimum notice
To inspect the premises	7 days
To carry our repairs or maintenance to the premises	24 hours
To show the premises to a prospective purchaser or tenant	24 hours
To allow a valuation of the premises	24 hours
If the lessor/agent reasonably believes the premises have been abandoned	24 hours
If the tenant agrees	At the agreed time
In an emergency	No notice required
If the lessor/agent reasonably believes that entry is needed to protect the premises from damage that is about to happen	No notice required
By order of the Tribunal	As specified in the order

## What if my tenant becomes behind with rent?

The Residential Tenancy & Rooming Accommodation Act sets out specific procedures that must be followed once a tenant breaches their general tenancy agreement.

Ray White Gladstone will attempt to remedy the breach as soon as practicable through direct communication with the tenant.

Once your tenants become more than 7 days behind in rent, Ray White Gladstone will issue a **Notice to Remedy Breach (Form 11)**. The tenant then has 7 days to pay whatever rent is owing. If the tenant pays the rent within the 7 days the tenancy agreement will continue.

If, however the tenant does not remedy their breach within the time allowed, Ray White Gladstone will issue a **Notice to Leave (Form 12)** which gives the tenants a minimum of 7 days notice to leave the premises for unremedied rent arrears or breach of the agreement.

If the tenants are issued a **Notice for Leave (Form 12)** they will still be responsible for paying rent until another tenant can be found to occupy the premises or until the tenancy ends whichever occurs first.

### **What are my obligations regarding repairs and maintenance during the tenancy?**

The lessor (you) must maintain the premises in good repair and in a way that the premises remain fit for the tenant to live in, ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with and keep any common area included in the premises clean.

Your obligation as a lessor is to have your premises professionally fumigated annually upon the tenant's request.

See below for your obligations relating to smoke alarms.

### **Can I increase the rent on my Investment Property?**

During a fixed term tenancy agreement the rent cannot be increased unless a 'special term' in the tenancy agreement states that the rent can be increased and the amount of the increase or how the increase is to be worked out.

If the fixed term agreement allows for rent increases, Ray White Gladstone must give at least 2 months notice in writing before increasing the rent.

During a periodic tenancy agreement the rent can be increased at any time however Ray White Gladstone must issue 2 months notice in writing stating when the rent increase will start and how much the rent will be increased by.

### **How will the rental money be sent to me?**

The rental money received on your behalf will be deposited directly into your nominated bank account as you requested on the PAMD Form 20a Appointment of Agent – Letting and Property Management agreement.

You will have also have specified on the PAMD Form 20a how often you would like to receive payments from Ray White Gladstone either mid monthly or monthly.

*N.B. Ray White Gladstone can only send you rental money that we have actually received from the tenant and should the tenant wish to pay once a month then Ray White Gladstone can only make one payment to you each month*

**Who is responsible for smoke alarms?**

Click on the link below for more information.

[www.rta.qld.gov.au/zone\\_files/Fact\\_Sheets/smoke\\_alarms\\_web.pdf](http://www.rta.qld.gov.au/zone_files/Fact_Sheets/smoke_alarms_web.pdf)

**Can I be charge my tenants for water usage?**

Click on the link below for more information.

[www.rta.qld.gov.au/zone\\_files/Fact\\_Sheets/water.pdf](http://www.rta.qld.gov.au/zone_files/Fact_Sheets/water.pdf)

*(Landlord Fact Sheet 2) – [www.raywhitegladstone.com.au](http://www.raywhitegladstone.com.au)*

**Ray White**<sup>TM</sup>

Gladstone