

During a Tenancy

Ongoing Costs

While you're renting, the main costs you need to budget for include:

- Rent payments (these are regular on-going payments, usually weekly or fortnightly)
- Services connected to the premises like gas, electricity and telephone (apart from regular payments, there may be one-off connection fees and security deposits to pay for)
- Other costs are written into your tenancy agreement (for example, water usage)
- Any repairs to the premises you may be liable for, (for example, if you accidentally break a window)

What if I don't pay my rent on time and I get a Notice to Remedy Breach (Form 11)?

Once you are more than **7 days** behind in rent, you have breached your tenancy agreement and Ray White Gladstone will give you a **Notice to Remedy Breach (Form 11)**. You then have **7 days** to pay whatever amount is owing. If you pay your rent within **7 days**, your tenancy agreement will continue.

If, however, you fail to pay within the time allowed, Ray White Gladstone will give you a **Notice to Leave (Form 12)**, which gives you a minimum of **7 days** to leave the premises for rent arrears.

N.B All notices issued will remain on your file for future reference.

Who is responsible for smoke alarms?

[Click Here](#)

Can I be charged for water usage?

[Click Here](#)

Can my rent be increased?

Sometimes Ray White Gladstone will seek to increase your rent. The rules for rent increases will be different depending on what type of agreement you have.

If my rent increases, will my bond increase too?

If the rent goes up, Ray White Gladstone will ask you to pay more rental bond. Any extra bond must be lodged with RTA using a **Part Payment of Rental Bond (Form 7)**.

When can Ray White Gladstone visit my premises?

As per table below:

Reason for entry	Notice Required
To inspect	7 days
To do repairs or carry out maintenance	24 hours
To do repairs where the premises is remote and there is a shortage of qualified repairers	None
To show a prospective tenant or purchaser	24 hours
To carry out a valuation	24 hours
To check to see if the premises are abandoned	24 hours
If the tenant and Ray White Gladstone both agree that the agent can enter	At the agreed time
In an emergency	None
If Ray White Gladstone reasonably believes that entry is needed to protect the premises from damage that is about to happen	None
By order of the Tribunal	As specified in the order

(Rental Fact Sheet 2) – www.raywhitegladstone.com.au

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