

Residential Tenancies



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If you have a dispute with your landlord you must consider the following:

Landlord responsibilities

The landlord must give the tenant:

- A copy of the signed lease.
- Written receipts for any money you pay, unless the tenant pays it into an account kept by the landlord.
- Inspection sheets to record the condition of the premises.
- An information brochure about the rights and obligations of the tenant and the landlord.

The landlord must also:

- Make sure the property is clean and in reasonable condition when the tenant moves in (examples of some faults found in properties in poor condition include: sagged or damaged ceilings, uneven or poorly supported floors, dampness to walls, defective plumbing, gas or electrical services, inadequate kitchen, bathroom, toilet or laundry facilities). If the property you live in has some of these defects, you must first direct your complaint to the property owner or agent.
- Give you notice before entering the property (unless it is an emergency).
- Make sure the property has working locks and is secure.
- Repair the property when needed (but if the tenant causes any damages, you may have to pay).

Tenant Responsibilities

- Pay the rent on time.
- Keep the premises in a reasonable state of cleanliness.
- Pay charges for water usage as agreed between the landlord and tenant. In the absence of an agreement, the landlord is responsible to pay for the water usage up to 136 kilolitres per year – any amount above this is the responsibility of the tenant.
- Not intentionally or negligently cause or allow damage to be caused to the premises.
- Notify landlord of damage to the premises.
- Notify landlord when repairs are needed.
- Not use premises, or allow premises to be used for any illegal purpose.
- Not allow nuisance or interference with the reasonable peace, comfort and privacy of anyone living in the immediate vicinity of the premises.
- Not fit any fixtures or make any alterations to the premises without the landlord's permission.

We can advise you about your options, and explore issues to help resolve the dispute. If a suitable outcome is not found, you can apply to the Residential Tenancies Tribunal for an order. The tribunal deals with disputes arising from residential tenancy agreements. The tribunal will make a decision and issue a binding order.

For further information about your rights and responsibilities, contact the Adelaide Legal Outreach Service on (08) 8118 5200 or email us at alos@adelaide.edu.au to arrange an interview.

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