

Signing a lease



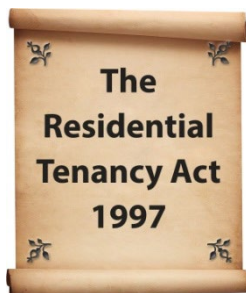
A lease is a document that explains your rights as a tenant.



A lease explains your responsibilities as a tenant.



A lease also explains what is expected of us as the owner of the home.



The Homes Tasmania lease is based on the rules in the *Residential Tenancy Act 1997*.



This is the law that explains the rules for people renting homes in Tasmania.



When you sign or renew your lease with us, it will be for a non-fixed term – that means it will not have an end date.



We want you to have a stable home for as long as you need it.



We do not end leases without a good reason.



If you do not follow the rules, we may ask you to move out.

What is expected of you?



Every lease has rules that explain what is expected of you while you are living in the home.

While you are a tenant, you must:



Not change the property without asking our permission such as renovations, building work or painting.



Make sure that your home is free of pests and insects such as mice and ants.



Not keep pets at your home without asking our permission.



Keep the home clean and tidy, both inside and out.



Not damage the home on purpose.



Let Homes Tasmania know if there is any damage to the home, no matter how it happened.



Treat Homes Tasmania staff with courtesy.



Not let other people live in your home without asking our permission.



Not store dangerous goods or substances at your home.



Park your car or bike only in the driveway, garage, carport or the car space that is for your home.



Not run a business from your home without asking us.



Not do anything illegal at your home.



Pay the right amount of rent on time and in advance.



Not disturb your neighbours.

What is expected of Homes Tasmania?



There are also rules for the owner of the home.

Homes Tasmania must:



Provide a clean home when you first move in.



Make sure the home is in good condition when you move.



Fix any damage that is fair wear and tear.
We explain fair wear and tear below.



Pay the rates and taxes that apply. This may include some or all water bills.



Let you enjoy you home. We will only contact you when we have asked or if you are causing problems for anyone else.



Let you know in writing if the amount of rent you need to pay is going to change.



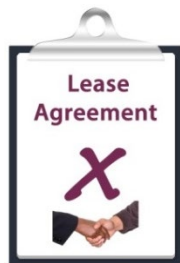
Make sure that the outside doors have good locks on them when you move in.

We will maintain the locks unless you damage them.



Give you notice of when we are coming to visit you or inspect the home.

We do not need to give notice if there is an emergency



End the lease as agreed.

What is fair wear and tear?



Wear and tear happen when you live in a house for a while.



For example, the carpet in a busy hallway may get worn down after a long time.



The paint on the outside of the house may start to fade.



Big problems such as broken glass, damage to walls and doors, untidy gardens and rubbish that needs to be removed are not fair wear and tear.

You are responsible for these.

Getting support to stay in your home



We want you to enjoy living in your home.



We can offer you support so you can keep your tenancy.



If you need support, contact Homes Tasmania.



Homes Tasmania will help you fix your housing problems and can also help you find other support services.

What if you want to move out?



You need to tell us in writing 14 days before you want to move out.



When you move out, the home must be in the same condition it was in when you moved in.



You also need to pay any outstanding bills that you have with us.

Dianne's story



Dianne has had problems with her neighbours.

The neighbours complained about the fighting.



Her partner moved out.

Taking care of her home has been hard.



Louise, her tenancy officer visited to inspect her home.

They talked about Dianne's problems.



Louise told Dianne that she needed to:
clean up her garden



stop fighting with the neighbours.



She needs to do these things to keep her lease.



Louise put Dianne in touch with the Neighbourhood Centre who could help with the garden.



Louise found someone to help work out the problems with the neighbours.

More information



Call Homes Tasmania on 1300 665 663 during business hours or after hours for emergency maintenance.



TTY users phone 133 677, then ask for 1300 135 513.

Speak and Listen users phone 1300 555 727 then ask for 1300 135 513.

Internet relay users connect to the NRS then ask for 1300 135 513.



You can find more information and fact sheets by visiting www.homestasmania.com.au/Your-tenancy