

Rental or Landlord Inspections

What to do to be ready



Being able to *maintain your tenancy* means staying and living comfortably in the home you are renting, boarding house or share house you are living in. It also means that neighbours enjoy living comfortably. By being a responsible Tenant you will be able to stay in your home which will help you cope with your everyday living activities and feel safe every day.

Key Tenant Responsibilities

- Pay the right amount of rent, on time
- Clean kitchen, floors and bathroom regularly
- Wash the dishes each day
- Wash your clothes and linen regularly
- Remove all rubbish inside the house and outside the house
- Maintain the garden and lawns and other outside spaces of your home

Getting ready for an inspection by your landlord or real-estate agent

If you rent a home or are living in a boarding house you will be receiving regular visits from your landlord or Real estate agent, for inspections of your home. These inspections help you and the landlord maintain your tenancy. Landlords and Real-estate agents are required to provide you with 24 hours' notice of an inspection however you will usually receive up to two weeks' notice in writing that you inspection will occur.

Remember: these inspections are helpful for you and the landlord and can occur every 3-6 months, with the landlord at your home for about 10 minutes. If you follow these key tips below, this inspection process will go by smoothly. They are not designed to be a stressor in your everyday life.

A few easy tips to help you manage these inspections

- Keep on top of all general housework, just 10 minutes a day will help you do this
- Start preparing for your inspection well before the day of your inspection
- If you have pets, ensure they are put away safely for both the pet and the landlord
- Write down a list of issues you want to discuss with your landlord, maybe there is a leaky tap or a blocked drain that needs their attention
- Clean your home thoroughly, landlords want to keep tenants that look after their homes well by keeping them very clean, just as much as you want the opportunity to stay in your home
- If there are dirty walls, blown light bulbs, dusty curtains or spills on carpets, give special attention to ensure that you clean these surfaces and replace the light bulbs so that everything is in good working order
- If there is a garden, outside area, make sure you keep everything trimmed and looking good for your inspection, mow the lawns, pull out the weeds and water the garden.

Tenants Information and Advisory Service <http://www.syc.net.au/tias/overview/>