
Renting in SA

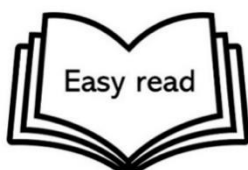
Know your rights



If you are renting a home in South Australia this information is important to you.

It's important because you need to know your rights when you are renting a home.

Easy read brochure



This is an Easy Read document, but you may still need help reading it.

A friend, family member or support person may be able to help you.

When you rent a house or unit



When you rent a home you are called the **tenant**.



You may rent a home from the owner, who is called a **landlord**.



Or you might rent from an **agent** who looks after the place for a landlord.



When you rent from a landlord or agent you should have a legal agreement in writing.

This is called a **residential tenancy agreement** or **rental agreement**.

More about the rental agreement



When you rent there are 2 kinds of agreements.

You may have a:



- **fixed term agreement** which is for an exact amount of time, for example, 6 months or 1 year

or



- **periodic agreement** which doesn't have an end date and could be as short as 2 weeks.

- Names
- Address
- What you pay

The agreement must include the names of the people renting, the address of the home and what you will pay.

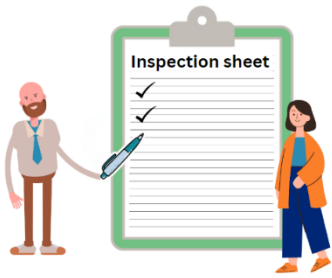
- Can do
- Can't do

The agreement must explain what you can or can't do – and what your landlord can or can't do.



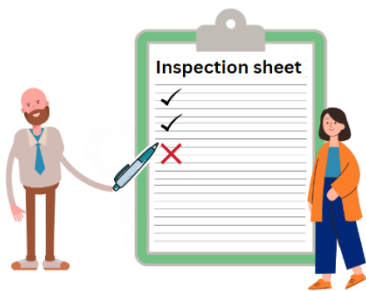
Make sure you are happy with all the rules and other details before you sign the agreement.

When you move in



Make sure the landlord or agent gives you an **Inspection Sheet**.

The Inspection Sheet says what condition each room of the place looks like.



The Inspection Sheet will list if anything is dirty, damaged or worn.



Carefully look through your new place and note if you agree.



If you see things that aren't on the Inspection Sheet, you should add them.



Get a copy of the Inspection Sheet



Return the Inspection Sheet to the landlord or agent.



If something is broken or not working properly the landlord or agent must fix it.



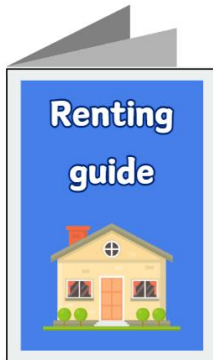
It is also a good idea to take photos of everything. This will help if there are any problems when you move out.

What the landlord or agent must do

The landlord must give you:



- a copy of the signed agreement – at no cost



- our written guide about all the rules of renting – at no cost



- a receipt for each rent payment – unless you pay rent into the landlord or agent's bank account.

The landlord must also:



- make sure your new home is safe and suitable for you to live in comfortably



- let you know if they want to enter the property at least a week before – unless it is an emergency



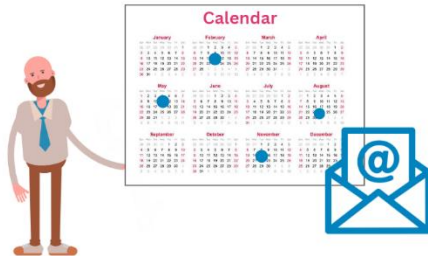
- make repairs (but if you caused damage you will have to pay for it)



- let you know if your home is going to be sold.

What the landlord CAN'T do

The landlord/agent:



- can't enter your home to check things more than 4 times a year – and not without letting you know first



- can't increase rent more than once every 12 months.

The landlord/agent can't make you pay:



- more than 2 weeks rent before you move in



- a pet bond



- government taxes like the Emergency Services Levy, council and water rates (only for the water you use).

What you will pay for



You will pay a **bond** – think of it as a security deposit for the owner.



If you damage the home, you may not get all your bond back when you move out.



You will pay for the water, gas and electricity you use while you live there.



The landlord must tell you if they have their own electricity network – it's called an embedded network and it will affect how you pay electricity.



You will need to pay rent on time.

What you must do

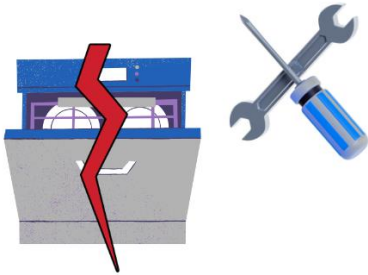
As a tenant you must:



- pay the rent in advance and on time



- keep the property clean



- report damage or repairs that are needed to the landlord



- not use the property for anything illegal



- not make too much noise or affect the comfort or privacy of your neighbours.

You must also ask the landlord or agent's permission to:



- keep pets



- invite others to live in your home



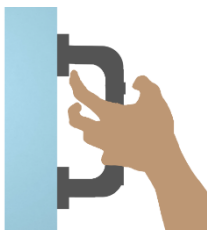
- make **small changes** that make things more comfortable for you.

They can't say no without a good reason.

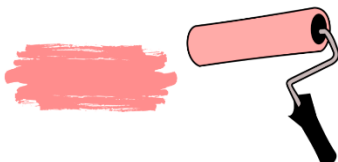
Small changes could mean doing things like:



- putting nails or hooks in the wall



- adding grab rails if you have trouble moving around.



When requesting approval you must explain how you will change things back when you move out without leaving any damage.

If something needs repairing

Sometimes things need to get fixed quickly.



This could be things like

- hot water
- heating and cooling
- cooking appliances
- plumbing.



You must tell the landlord or agent straight away by writing to them, for example by sending an email.



Keep a copy of anything you write to the landlord/agent.



Contact us for help if the landlord does not fix things quickly.



Some things like carpet and paint get older and worn. That is okay and not your responsibility.

When can a landlord/agent enter your home

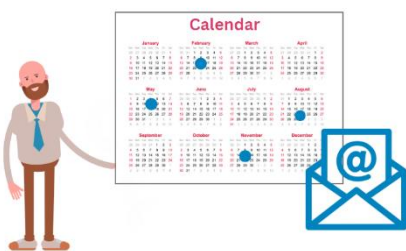
A landlord can enter your home:



- in an emergency



- to collect rent - if you want the rent to be collected instead of paying it electronically



- for regular inspections – no more than 4 times a year with at least 7 days' notice in writing



- for gardening – with at least 7 days' written notice



- for necessary repairs – with at least 48 hours' notice



- to show through new tenants (if you are leaving) – with reasonable notice during the last 28 days you are living there



- to show through people who are interested in buying the property, no more than twice weekly – at a time you agree with or by giving reasonable notice



- if you have broken something and the landlord needs to check if things have been fixed – with at least 7 days' written notice.

Moving out

A landlord must have a legal reason to end a periodic agreement or to not renew a fixed term agreement.



They must give you 60 days' notice to end a fixed term agreement, or 90 days' notice to end a periodic agreement if the reason doesn't include needing the house to demolish, repair, renovate or if they have sold.

Sometimes if you have broken a law, they may ask you to leave immediately.



You can give the landlord 7 days' notice if you need to leave in certain circumstances.



This could be if you need special care, to move to crisis accommodation, a Housing SA house or unit or community housing.

For more help

If you need help with your renting rights, please contact:

Consumer and Business Services (CBS)



<https://www.cbs.sa.gov.au/contact>



Phone: 131 882



Visit: 4-6 Chesser Street, Adelaide (ground level entry)

Opening hours: 9:00am – 4:30pm, Monday to Friday