

Centacare Evolve Housing Fact Sheet

Signing a Lease

A Residential Tenancy Agreement is a document that explains your rights as a tenant. In this fact sheet, we will call it a lease. It explains what is expected of you. It also explains what is expected of us as the owner/agent of the property.



All of the leases used by Centacare Evolve Housing are based on the *Residential Tenancy Act 1997*. This is the legislation that explains the rules and laws for people renting homes in Tasmania. Your lease will also say how long you can live in the property you are renting from us.

How long will the lease be for?

For most people moving into a Centacare Evolve Housing home, the first lease will be for three months. The next lease you sign may be for a longer time. The length of the lease depends on how your tenancy is going. We may offer you a shorter lease if there are problems with your tenancy, or if you had problems with a tenancy in the past.

Some people currently living in a Centacare Evolve Housing home don't have an end date to their lease. This is unusual. We don't sign these kind of leases anymore. Most leases are renewed after the first three months on an ongoing, fixed term basis.

We want you to have a stable home for as long as you need it. We don't end leases without a good reason. But if you don't maintain your obligations, we may need to issue a Notice to Vacate and ask you to move out.

Getting support to stay in your home

We want you to enjoy living in your home. We can offer you support to make your tenancy a success. If you are having problems, you can get in touch with Housing Connect. Housing Connect is the way to get housing and support in Tasmania.

They work out what kind of housing you need and can also help you find other support services. If your tenancy is at risk our Client Support Coordinator can coordinate referrals to support services that may be able to assist you stay in your home.

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.

What if you transfer to another property?

If you transfer to another property, we will ask you to sign a new lease for that property.

The rules in your lease

Every lease has rules that explain what is expected of you while you are living in the home. Your lease also includes the rules about what is expected of Centacare Evolve Housing.

Please also note: the information below is about the rules that are included in most leases. Your lease may have different rules, so it's important to check. We offer Fact Sheets to provide more detailed information on many of these rules.

What is expected of you?

While you are a tenant in a rented home, you must:

- Make sure that your home is free of pest and vermin, like mice and ants
- Not change the property without asking us first. This includes things like renovations, building works or painting
- Not keep pets at the property without asking us
- Not damage the property or allow damage to happen on purpose
- Keep the property clean and tidy, both inside and out
- Let us know if there is any damage to the home, or something needs repairing or replacing, no matter how it happened
- Be kind to our staff and your neighbours
- Not abuse or hurt anyone who works for us
- Not let other people live in your home without asking us first
- Not store dangerous goods or substances at the property

- Make sure the property is not used for any illegal or criminal activity
- Only park your car or bike in the car space/s provided. Do not use the grass or other areas
- Not run a business from your home without our permission
- Pay your rent in full, on time and two weeks in advance.

What is expected of Centacare Evolve Housing?

We have explained some of the rules about what the owners of rented homes must do below. Note that your lease may have different rules, so it's important to check. As the owner of the home you live in, Centacare Evolve Housing must do a number of things.

- Provide a clean home when you first move in.
- Make sure the home is in good condition when you move in.
- Fix any damage that is considered to be fair wear and tear. We explain fair wear and tear below.
- Pay the rates and taxes that apply. This may include some or all of your water bills.
- Let you have 'quiet enjoyment' of the home. This means you can get on with your day-to-day life without interference from us, as long as you are not causing problems for anyone else or damage to the property.
- Let you know in writing if the amount of rent you need to pay is going to change.
- Make sure that the exterior doors have 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, unless there is an emergency.
- End the lease as agreed.



What is fair wear and tear?

When we live in our homes for a while, some types of general wear and tear can take place. For example, the carpet in a busy hallway may get worn down after a long time or the paint on the outside of the house may start to fade. The person who inspects your home will talk to you about what is considered fair wear and tear. Big problems – such as broken windows, damage to walls and doors, untidy gardens and rubbish that needs to be removed – are not considered to be fair wear and tear and you may be charged for the cost to fix or remove them.

More information

If you would like further information about your responsibilities as a Centacare Evolve Housing tenant please refer to your Lease or contact us.