#1 Multi-National Award Winning Inner-City Agency

Tips For Tenants

How Does a Rental Bond Work

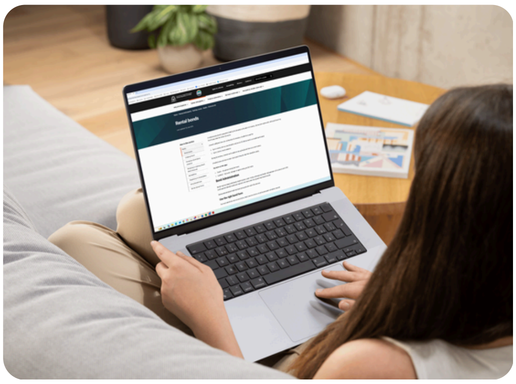
When commencing a residential tenancy agreement the owner will require a bond which is equivalent to 4x weeks rent to be paid up front. If the rent is above $1200 per week the landlord can request a higher bond than the usual 4x weeks rent.

The purpose of the bond is to provide the owner with an opportunity to mitigate any losses, should the tenant cause any damage to the premises.

A separate bond, a maximum amount of $350 is required for tenants approved to have a dog or cat residing at the residence. This is to cover fumigation and to be used in conjunction with the main bond if any damages are caused from the pets.

The Government Bond Administrator

The security bond is lodged with Bonds Administration, a state Government Trust. The security bond is not kept by the owner or managing agent.



If landlords and property managers do not pay the bond into the Government managed trust, they may be faced with severe penalties.

The bond will be disbursed at the end of the tenancy, provided the owner is satisfied that there is no outstanding damage or cleaning required. If any issues are identified, these must first be rectified or agreed upon before the bond can be released. Where a dispute cannot be resolved between the parties, the matter will be referred to the Bond Commissioner for a final determination.