



Spring is here...even though some days it does not feel like it!

As spring unfolds, Perth's rental market continues to evolve, showing signs of a gradual shift toward balance.

Last month we shared the noticeable trend in the number of Tenant breaking their lease. We have continue to see that this month. Our team have completed extensive training in this area and though it would be good to clear up any misconceptions around tenancy terminations. There is a lot of uncertainty due to the fact that "break lease" scenarios are not explained in the Residential Tenancies Act.

Does a Tenant need permission to break lease?

The short answer is no. As a Landlord you do not have the power to deny your tenant breaking their lease.

Is the Tenant responsible for paying rent up until a new tenant moves in?

Yes they are. As the Landlord you should see no downtime in rent between tenancies in a break lease scenario.

Does the Tenant have to pay break lease fees?

The Tenant cannot be charged "fees" however they can be asked to compensate the Landlord for losses suffered.

Does the Tenant breaking lease pay the leasing fee for new Tenant?

No. The outgoing tenant is not responsible for paying the leasing fee for the next tenancy. We do request that they compensate the Landlord for the unexpired portion of the leasing fee that was paid for their tenancy, however that is all we can charge for in relation to leasing expenses.

Tenancy laws in WA prohibit charging tenants for routine property management costs, including final bond inspections. These are considered landlord responsibilities, regardless of lease break circumstances, ensuring tenants are not unfairly burdened with operational agency fees.

Anita Walker



Market Update

After years of tight conditions, Perth's rental vacancy rate has edged upward in Q3 2025, sitting at 2.4% in July and 2.2% in August. While still below the national average, this increase suggests a slight easing in pressure for renters and a potential turning point for supply.

Despite the rise in vacancy rates, rental prices remain elevated. The median weekly rent for houses is now \$690, 3-bedroom homes averaging \$670 and 4-bedroom homes reaching \$730 per week.

This reflects continued demand for family-sized dwellings across the metro area. It still remains incredibly important to price your property correctly to avoid longer vacancy periods and attract the right Tenants.