

How to end a tenancy

Video Script

Some rental agreements are short-term and some run for years – but they all come to an end eventually.

The most important thing to remember is that if you - or your landlord – want to end the agreement, you have to give each other written notice, even if the agreement has a fixed end date!

Otherwise, the agreement just automatically continues - on a month-by-month basis which may or may not suit you.

If you leave before the end date, or without giving notice in writing, then you're breaking the agreement, and you'll be required to cover the landlord's costs until they find someone to replace you.

Your landlord can only end the rental agreement before the end date if you've breached the agreement in some way – like not paying the rent, or not taking care of the property.

When this happens, it's called being evicted – and the landlord must give you a Notice to Vacate that clearly states why you're being evicted.

Evictions need to be approved by VCAT and you can challenge them. You can't be evicted simply for insisting on your legal rights.

When you are moving out of a property – after giving notice, there are some important things you need to do to ensure you get your bond returned:

Like getting the property cleaned. If you use a professional keep the receipt to prove it

Look back over your condition report from when you moved in to make sure it's the same.

Remove all your belongings including rubbish and return the keys

Close your electricity, water and gas accounts

And have your mail redirected so you don't miss important letters.

Doing things properly is important because your rental history follows you around. Local real estate agents share information and have a "blacklist" of renters they recommend not renting to.

So, if you've got a poor history and can't get a decent reference, you may find it really hard to find another private rental.

If you are worried about getting evicted or have any other questions, contact your support worker or google it to find out more.



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