

## How to sustain a tenancy

### Video Transcript

Renting a place for the first time can be a bit of a shock. It was for me!

When I left care, I had no idea about the responsibilities that comes with renting. It doesn't matter if it's a house, a unit or an apartment – or if you're sharing with others or living alone – if your name is on the rental agreement or lease, you have responsibilities!

I've made some mistakes along the way – but I've also learnt a lot about avoiding trouble.

The best way to stay out of trouble is to pay the rent - regardless of what happens. As not paying rent is the quickest way to be evicted.

I also learnt the importance of budgeting and sticking to it. And if you're sharing a place, make sure you pay your portion of the rent directly to the property manager.

**When you get a private rental you have to sign a rental agreement. Make sure you read and understand your rental agreement if you want to avoid trouble.** This agreement is a legally binding document that spells-out all your responsibilities. Make sure you get this agreement in writing – and then read it and understand it before you sign it. If you don't understand something, make sure you talk to someone who does.

**It is important to keep the place tidy!. With signing the rental agreement, you are agreeing to look after the place.** You're expected to keep it clean. It doesn't have to be perfect - but try to get into some good habits, things like:

- Keeping the kitchen and bathroom tidy
- Sweeping the floor
- Getting rid of rubbish
- And smoking or vaping outside

Rental providers will usually inspect your place every six months or so, to make sure everything's still in good condition.

**It helps to be a good communicator.** If you've got an issue – like something accidentally breaking - let the rental provider or agent know as soon as possible. A lot of problems can be avoided if they know what's happening.

**You also need to avoid annoying the neighbours.** Being a renter means you're responsible for any issues with the neighbours. Loud music, dogs that don't stop barking, or rude visitors are all things a neighbour might complain about – and that could ultimately lead to a breach of your rental agreement.

So, do the right thing and take care of the place, otherwise you might find yourself looking for a new one – whether you like it or not. And trust me, you don't want a bad rental history - it can follow you around for years!

#### victoria office

CREATE Foundation Limited ABN 69 088 075 058

A 325-327 Queensberry Street, North Melbourne VIC 3051 | T 03 9918 0002

 1800 655 105  [www.create.org.au](http://www.create.org.au)  [facebook.com/CREATEfnd](https://facebook.com/CREATEfnd)  @CREATEfnd



Talk to your support worker to learn more about what you need to know as a renter.

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