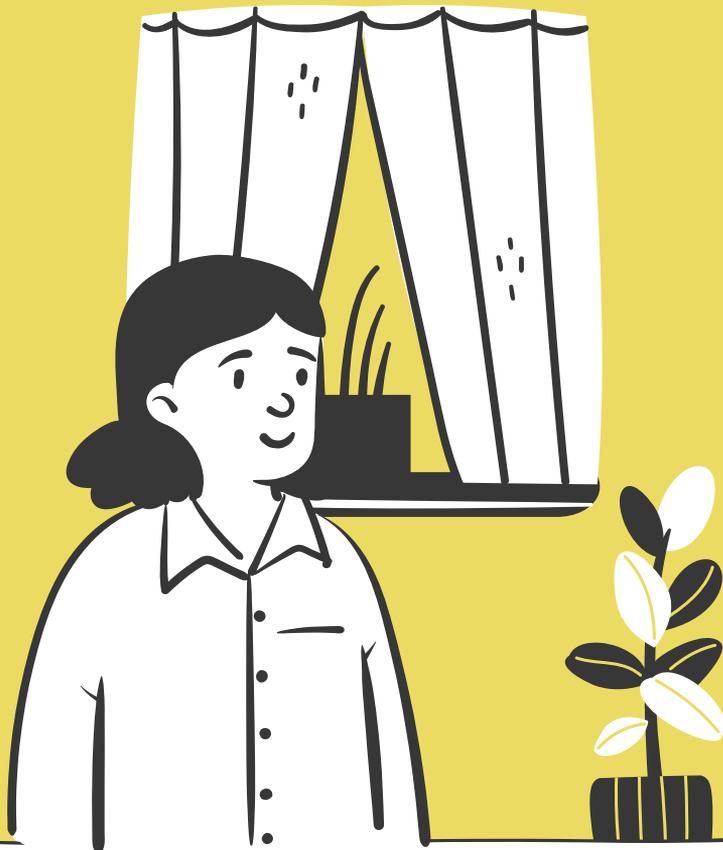


RENTING



WHEN I MOVED INTO MY NEW APARTMENT, I NOTICED SOME ODD THINGS...

MY LANDLORD KEPT COMING OVER



I'm here to inspect the place



umm... okay. I didn't know you were coming. But I guess it's okay...

I DIDN'T KNOW WHAT TO DO SO I LET THE LANDLORD IN.

THEN THINGS STARTED TO
BREAK DOWN AROUND
THE APARTMENT

My toilet
started leaking



I heard
rats in
the walls



... and the
tap on the
sink broke



I TOLD MY LANDLORD. I CALLED. I EMAILED. I CALLED AGAIN.
NOTHING EVER HAPPENED.

2 MONTHS LATER I GOT A
LETTER VIA EMAIL
TELLING ME TO LEAVE



I TRIED TO TALK TO MY
LANDLORD ABOUT IT...



Why are you
kicking me
out?



Because
you've
been a
bad
tenant



THE LETTER WAS CALLED A 'NOTICE TO VACATE'. I WAS VERY
CONFUSED.

TO TOP IT ALL OFF, MY
LANDLORD SAID HE
WOULDN'T GIVE ME BACK
MY BOND

I've seen the
state of the
place

When you move out
i'm keeping the
bond to fix what
you've broken



I DIDN'T WANT TO LEAVE

What do you need legal advice about today?



I DECIDED TO GET HELP BY CALLING LEGAL AID ACT. DURING MY APPOINTMENT, THE DUTY LAWYER EXPLAINED THE LAW TO ME AND GAVE ME ADVICE FOR FREE.

Can my landlord come over whenever he wants?



You are entitled to the quiet enjoyment of the property, free of any interference from your landlord. You need to be given notice about inspections or making repairs.



I still want the repairs made but they ignored me.



Repairs can be 'non-urgent' or 'urgent'. For non-urgent repairs, your landlord must carry out the repairs within 4 weeks.

Urgent repairs should be carried out as soon as necessary. It depends on what the problem is.



BUT THEY IGNORED ME.
SO WHAT NOW?

You could apply to ACAT.
If your landlord has failed
to make repairs, you could
ask ACAT to order your
landlord to fix the
problems and ask for a
rent reduction from when
you first reported the
issues.



'ACAT' means the ACT Civil and Administrative Tribunal

DO YOU NEED LEGAL ADVICE?

Contact Legal Aid ACT's
Tenancy Advice Service by
calling 1300 402 512 or email
TAS@legalaidact.org.au

Legal Aid ACT

BUT MAINLY I WAS
WORRIED ABOUT BEING
KICKED OUT

It sounds like your
landlord is trying to evict
you without grounds but
would need to see the
Notice to Vacate letter to
be sure.

You are in a fixed term
tenancy that won't end
for another 6 months.
This means that your
landlord can't evict you
without grounds before
the term ends.

If you don't leave the
property, your landlord could
apply to ACAT for a
'Termination and Possession
Order'. For now, you don't
have to leave your home
until ACAT says to.



I DECIDED I WAS GOING TO WRITE A LETTER TO MY LANDLORD CALLED A 'NOTICE TO REMEDY' ASKING FOR THEM TO MAKE THE REPAIRS. IF THEY IGNORE ME, I'M GOING TO APPLY TO ACAT.