

Residential Tenancy Agreement VIC

Date this agreement is made

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Between

PROPERTY OWNER(S)

Name of Property Owner 1

ACN (if applicable)

Address

	Postcode:
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Name of Property Owner 2

ACN (if applicable)

Address

	Postcode:
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TENANT(S)

Name of Tenant 1

ACN (if applicable)

Address

	Postcode:
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Name of Tenant 2

ACN (if applicable)

Address

	Postcode:
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Name of Tenant 3

ACN (if applicable)

Address

	Postcode:
--	-----------

Name of Tenant 4

ACN (if applicable)

Address

	Postcode:
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Premises

Rented premises address

	Postcode:
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Rent

Rent Amount

\$

Date of the first rent payment due

/ /

Pay period

Monthly



due on the

of each month

Fortnightly

Weekly

Eg 15th

Method and Place of Rent Payments

Bond

The TENANT must pay the bond amount specified below.

In accordance with the Residential Tenancies Act 1997, the PROPERTY OWNER must lodge the bond with the Residential Tenancies Bond Authority (RTBA) within 10 business days after receiving the bond.

If the TENANT does not receive a bond receipt from the RTBA within 15 business days of handing over the bond money, they should telephone the RTBA on 1300 13 71 64.

Bond Amount

\$

Date the bond is due

/ /

If there is more than one TENANT and they do not contribute equally to the total bond, the amounts they each contribute must be listed here. This list is for reference only and will not be recognised by the RTBA.

Name of Tenant

Bond Amount

\$

Name of Tenant 2

Bond Amount

\$

Name of Tenant 3

Bond Amount

\$

Name of Tenant 4

Bond Amount

\$

Period

Fixed Period

 ▷

The period the agreement commences

and ends on

unless the agreement terminates in accordance with the Residential Tenancies Act 1997, the agreement will continue as a periodic tenancy.

OR Periodic

 ▷

The agreement will commence on

and continue until terminated in accordance with the Residential Tenancies Act 1997.

Terms

Condition of premises

The PROPERTY OWNER must:

- (a) ensure that the premises are maintained in good repair, and
- (b) If the PROPERTY OWNER owns or controls the common areas, take reasonable steps to ensure that the common areas are maintained in good repair.

Damage to premises

- (a) The TENANT must ensure that care is taken to avoid damaging the rented premises.
- (b) The TENANT must take reasonable care to avoid damaging the premises and any common areas.
- (c) The TENANT who becomes aware of damage to the rented premises must give notice to the PROPERTY OWNER of any damage to the premises as soon as practicable.

Cleanliness of the premises

- (a) The PROPERTY OWNER must ensure that the premises are in a reasonably clean condition on the day on which it is agreed that the TENANT is to enter into occupation of the premises.
- (b) The TENANT must keep the premises in reasonably clean condition during the period of agreement.

Use of premises

- (a) The TENANT must not use or allow the premises to be used for any illegal purpose.
- (b) The TENANT must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

Quiet enjoyment

The PROPERTY OWNER must take all reasonable steps to ensure that the TENANT has quiet enjoyment of the premises.

Assignment or sub-letting

- (a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the PROPERTY OWNER. The PROPERTY OWNER's consent must not be unreasonably withheld.
- (b) The PROPERTY OWNER must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the PROPERTY OWNER in relation to the preparation of a written assignment or the agreement.

Residential Tenancies Act 1997

- (a) Each party must comply with the Residential Tenancies Act 1997.
- (b) For further rights and duties refer to the Residential Tenancies Act 1997.

