

# Rooming accommodation agreement (Form R18)

Residential Tenancies and Rooming Accommodation Act 2008



## Part 1 Rooming accommodation details

Item 1

### 1.1 Address of the rental premises

Room no. 2	18C Hoogley Street
West End Qld	Postcode 4101

### 1.2 Type of rooming accommodation *(tick if applicable)*

Level 1    Level 2    Level 3    Student accommodation

### 1.3 Agent or manager/provider

Name/trading name

Address

630 Samford Road		
MITCHELTON	QLD	Postcode 4053

### 1.4 Phone

Mobile

Email

Item 2

### 2.1 Resident/s

1. Full name/s	<input type="text"/>	
Phone	<input type="text"/>	Email <input type="text"/>
Emergency contact full name/s	<input type="text"/>	
Emergency contact phone	<input type="text"/>	
Emergency contact email	<input type="text"/>	

2. Full name/s	<input type="text"/>	
Phone	<input type="text"/>	Email <input type="text"/>
Emergency contact full name/s	<input type="text"/>	
Emergency contact phone	<input type="text"/>	
Emergency contact email	<input type="text"/>	

### 2.2 Address for service (if different from address of the premises in item 1.1) Attach a separate list

Item 3

### 3.1 Manager/provider's agent If applicable. See clause 28

Name/trading name

Address

630 Samford Road, MITCHELTON, QLD	
	Postcode 4053

### 3.2 Phone

Mobile

Email



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**Item 4** 4.1 Resident's representative for notices If applicable. See clause 29

Name/trading name

Address

Postcode

4.2 Phone

Mobile

Email

**Item 5** Notices may be given to  
(Indicate if the email is different from item 1, 2, 3 or 4 above)

5.1 Agent or manager/provider

Email Yes  No

Facsimile Yes  No

5.2 Resident/s

Email Yes  No

Facsimile Yes  No

5.3 Provider's agent

Email Yes  No

Facsimile Yes  No

5.4 Resident's representative

Email Yes  No

Facsimile Yes  No

**Item 6** 6.1 Inclusions provided Insert inclusions, for example, furniture or other household goods let with the premises. Attach list if necessary.

**Item 7** 7.1 The term of the agreement is  fixed term agreement  periodic agreement

7.2 Starting on

7.3 Ending on

Fixed term agreements only. For continuation of agreement, see clause 5

**Item 8** Rent  per  week  fortnight See clause 6(1)

When was the rent for the premises last increased? Date

*Note: The provider/provider's agent must not increase, or propose to increase, the rent payable by a resident less than 12 months after the last rent increase for the resident's room. Rent increase requirements do not apply to exempt provider's. The Act provides definitions for an exempt provider.*

**Item 9** Breakdown of rent See clause 3(1e). Please break down amount of rent for each – in either percentage or dollar values.

Accommodation	<input type="text" value="100%"/>	Other services <small>(attach a list if necessary)</small>	<input type="text" value="N/A"/>
Food service	<input type="text" value="N/A"/>		
Personal care service <small>See clause 30</small>	<input type="text" value="N/A"/>		

*N.B The manager/provider/agent acknowledges they do not receive any government funding on behalf of the resident for the services charged for in the breakdown above.*



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**Item 10** Rent must be paid on the  day of each   
Insert day. See clause 6(2) Insert week/fortnight

**Item 11** Method of rent payment Insert the way the rent must be paid. See clause 6(3)

**Details for direct credit**

Bank/building society/credit union

BSB no.  Account name

Account no.  Payment reference

**Item 12** Place of rent payment Insert where the rent must be paid. See clause 6(4) to 6(6)

**Item 13** 13.1 Can the rent be increased?  Yes  No

13.2 How will the rent increase be calculated?

13.3 When will the rent increase start?  
Starting on  See clause 8

**Item 14** Rental bond amount  See clause 11

**Item 15** Services to be provided Attach list if necessary

**Item 16** Utility services for which the resident must pay See clause 13

**Item 17** House rules have been provided to the resident/s  Yes  No See clause 16

**Item 18** 18.1 Number of persons allowed to reside in the room

18.2 Number of persons allowed to reside at the rental premises  See clause 17

**Item 19** The type and number of pets approved by the provider to be kept in the resident's room See clauses 22A to 22D  
Type  Number  Type  Number

## Part 2 Standard Terms

### Division 1 Preliminary

#### 1 Interpretation

In this agreement -

- (a) a reference to **the rental premises** includes a reference to any inclusions for the rental premises stated in this agreement for item 6.1; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

#### 2 Terms of a rooming accommodation agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008* (**the Act**), section 73, the standard terms of a rooming accommodation agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the provider and resident that are taken to be included as terms of this agreement.
- (3) The house rules for the rental premises are taken to be included as terms of this agreement.
- (4) The provider and resident may agree on other terms of this agreement (**special terms**).
- (5) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (6) A standard term overrides a special term if they are inconsistent.  
*Note* - Some breaches of this agreement may also be an offence under the Act, for example, if -
  - the provider or the provider's agent enters the resident's room in contravention of the rules of entry under sections 257 to 262; or
  - the resident does not sign and return the condition report to the provider or the provider's agent under section 81.
- (7) In accordance with section 77 of the Act, a Rooming Accommodation Agreement must include the day the rent for the resident's room was last increased, within the meaning of section 105B, at the time the agreement is entered into. However, this does not apply if the provider is an exempt provider.

### Division 2 Period of rooming accommodation agreement

#### 3 Start of rooming accommodation agreement

- (1) Written agreement required s77 (4)  
The agreement must -
  - (a) be written in a clear and precise way; and
  - (b) state the provider's name, address and any telephone number and the resident's name and any telephone number; and
  - (c) fully describe the services to be provided under the agreement; and
  - (d) state the amount of rent payable, when it is payable and how it must be paid; and
  - (e) state the components of the rent attributable to accommodation, a food service, a personal care service or another service; and
  - (f) state the amount of any rental bond payable; and
  - (g) for a fixed term agreement, state the term for which it applies; and
  - (h) be signed by the parties; and
  - (i) comply with any other requirement prescribed under a regulation.
- (2) This agreement starts on the day stated in this agreement for item 7.2.

#### 4 Entry condition report - s 81

- (1) This clause applies only if a rental bond is payable, or has been paid, under this agreement.
  - (2) The provider must prepare, in the approved form, sign and give the resident 1 copy of a condition report for the room.
  - (3) The copy must be given to the resident on or before the day the resident occupies the room under this agreement.
  - (4) The resident must mark the copy of the report to show any parts the resident disagrees with, and sign and return the copy to the provider not later than 7 days after the later of the following days -
    - (a) the day the resident occupies the room;
    - (b) the day the resident is given the copy of the condition report.
- Note* - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the room when the rooming accommodation agreement started.
- (5) After the copy of the condition report is returned to the provider by the resident, the provider must copy the condition report and return it to the resident within 14 days.
  - (6) However, the provider does not have to prepare a condition report for the resident's room if -
    - (a) this agreement has the effect of continuing the resident's right to occupy the room under an earlier rooming accommodation agreement; and
    - (b) in accordance with the Act, a condition report was prepared for the room for the earlier rooming accommodation agreement.
  - (7) If a condition report is not prepared for this agreement because subclause (6) applies, the condition report prepared for the earlier rooming accommodation agreement is taken to be the condition report for this agreement.

#### 5 Continuation of fixed term agreement - s 82

- (1) This clause applies if -
  - (a) under this agreement, rooming accommodation is provided to the resident for a fixed term; and
  - (b) neither the provider nor the resident gives the other party a notice under chapter 5, part 2 ending the agreement or agrees in writing with the other party to end the agreement.
- (2) This agreement continues to apply after the last day of the term, as a periodic agreement, on the same terms on which it applied immediately before the last day of the term, other than the term about the fixed term.

### Division 3 Rent

#### 6 When, how and where rent must be paid - ss 98 and 100

- (1) The resident must pay the rent stated in this agreement for item 8.
  - (2) The rent must be paid at the times stated in this agreement for item 10.
  - (3) The rent must be paid -
    - (a) in the way stated in this agreement for item 11; or
    - (b) in the way agreed after the signing of this agreement by -
      - (i) the provider or resident giving the other party a notice proposing the way; and
      - (ii) the other party agreeing to the proposal in writing; or
    - (c) if there is no way stated in this agreement for item 11 or no way agreed after the signing of this agreement - in an approved way under section 98(4).
- Note* - If the way rent is to be paid is another way agreed on by the provider and resident under section 98(4)(g), the provider or the provider's agent must comply with the obligations under section 99(2).
- (4) The rent must be paid at the place stated in this agreement for item 12.

- (5) However, if, after the signing of this agreement, the provider gives a notice to the resident stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 12 and there is no notice stating a place, the rent must be paid at an appropriate place.

*Examples of an appropriate place -*

- the provider's address for service
- the provider's agent's office.

## 7 Rent in advance - s 101

The provider may require the resident to pay rent in advance only if the payment is not more than 2 weeks rent.

*Note -* Under section 101(2), the provider or the provider's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

## 8 Rent increases - ss 105 and 105B

- (1) If a provider proposes to increase the rent, the provider must give notice of the proposal to the resident.
- (2) The notice must state -
- (a) the amount of the increased rent; and
  - (b) the day, not earlier than 4 weeks after the day the notice is given, from which the increased rent is payable.
- (3) Also, if this agreement is for a fixed term, the rent may not be increased before the term ends unless -
- (a) this agreement states for item 13.1 rent can be increased; and
  - (b) this agreement states for item 13.2 the amount of the increase or how the amount of the increase is to be worked out; and
  - (c) the increase is made in accordance with item 13.2.
- (4) Subject to an order of the tribunal, the increased rent is payable from -
- (a) if this agreement is for a fixed term - the day stated in item 13.3; or
  - (b) if this agreement is not for a fixed term - the day stated in the notice.
- (5) However, increased rent is payable by the resident only if -
- (a) the rent is increased in compliance with this clause; and
  - (b) the increased rent is not payable before the end of the minimum period before the rent may be increased under section 105B; and
  - (c) the increase in rent does not relate to -
    - (i) compliance of the rental premises or inclusions with the prescribed minimum housing standards; or
    - (ii) keeping a pet or working dog in the room.
- (6) Subclauses (1) to (5) do not apply if the parties amend this agreement to provide for another service to be provided by the provider to the resident and for an increase in the rent in payment of the service.
- (7) However, subclause (6) does not apply if the provision of the service -
- (a) is necessary for the rental premises or inclusions to comply with the prescribed minimum housing standards; or
  - (b) is a condition of the provider's approval to keep a pet in the room.

## 8A Resident's application to tribunal about rent increase - s 105A

- (1) After the provider gives the resident notice of a proposed rent increase, the resident may apply to the tribunal for an order setting aside or reducing the increase if the resident believes the increase -
- (a) is excessive; or
  - (b) is not payable under clause 8.
- (2) However, the application must be made -
- (a) within 30 days after the notice is received; and
  - (b) for a fixed term agreement - before the term ends.

## 9 Rent decreases for matters including loss of amenity or service - s 106 and s 107A

- (1) This clause applies if -
- (a) the resident's room or common areas become partly unfit to live in, or their amenity or standard substantially decreases, other than because of intentional or reckless damage caused by the resident or a guest of the resident; or
  - (b) a service provided to the resident under this agreement is no longer available or is withdrawn, or the standard of the service substantially decreases, other than because the resident has not met the resident's obligations under this agreement.
- (2) The rent payable under this agreement decreases by the amount, and from the time, agreed between the provider and the resident.
- (3) If the provider and the resident can not agree on the amount or time for the decrease, either of them may apply to a tribunal for an order decreasing the rent by a stated amount from a stated time.
- (4) The change in rent payable under the agreement under section 107A(1)(b) is taken not to be a rent increase for section 105 or 105B).

## 10 Rent decreases because of resident's absence - s 107 and s 107A

- (1) This clause applies if either of the following is not provided to the resident because of the resident's absence -
- (a) a personal care service;
  - (b) a food service, but only if the resident is absent from the rental premises for a continuous period of more than 2 weeks.
- (2) The provider and the resident may agree to a reduction in rent for the period of the absence.
- (3) If the provider and the resident can not agree on a reduction in rent for the period of the absence, the resident may apply to a tribunal for an order decreasing the rent by a stated amount for the period.
- (4) The change in rent payable under the agreement under section 107A(1)(b) is taken not to be a rent increase for section 105 or 105B).

## Division 4 Rental bond

### 11 Rental bond required - ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 14, the resident must pay to the provider or the provider's agent the rental bond amount -
- (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
  - (b) if a special term requires the bond to be paid by instalments - by instalments; or
  - (c) otherwise - when the resident signs this agreement.
- Note -* There is a maximum bond that may be required unless your weekly rent is more than \$500. See section 146.
- (2) The provider or the provider's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the provider if the resident breaches this agreement.

*Example -*

The provider may claim against the bond if the resident does not leave the room in the required condition at the end of the rooming accommodation agreement.

*Note -*

For how to apply to the authority or a tribunal for the bond at the end of the rooming accommodation agreement, see sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.



## 12 Increase in bond - s 154

- (1) The resident must increase the rental bond if -
  - (a) the rent increases and the provider gives notice to the resident to increase the bond; and
  - (b) the notice is given at least 11 months after -
    - (i) this agreement started; or
    - (ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.
- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the resident is given the notice.

## Division 5 Outgoings

### 13 Charge for utility service - s 170

The resident must pay an amount for utility services supplied to the rental premises during this agreement if -

- (a) the service is stated in this agreement for item 16; and
- (b) the resident's room is individually metered for the utility service by an appliance approved by the supplying entity.

*Note* - Section 170(2)(b) limits the amount the resident must pay.

## Division 6 Rights and obligations of provider and resident

### 14 Provider's obligations - ss 247 and 249

- (1) The provider has the following obligations -
  - (a) to ensure the provider is not in breach of a law dealing with issues about the health or safety of persons using or entering the resident's room or common areas;
  - (b) to take reasonable steps to ensure the resident -
    - (i) always has access to the resident's room and to bathroom and toilet facilities; and
    - (ii) has reasonable access to any other common areas;
  - (c) to take reasonable steps to ensure the security of the resident's room and the resident's personal property in the room;
  - (d) to maintain the resident's room and common areas in a way that the room and areas remain fit for the resident to live in;
  - (e) to take reasonable steps to ensure the resident's room and common areas and facilities provided in the room and areas -
    - (i) are kept safe and in good repair; and
    - (ii) subject to any agreement with the resident about cleaning the resident's room or common areas or facilities - are kept clean;
  - (f) not to unreasonably restrict the resident's guests in visiting the resident;
  - (g) to ensure that the times during which the provider, or an agent of the provider, is available to be contacted by the resident are reasonable, having regard to all the circumstances including the services being provided to the resident under this agreement.
  - (h) to ensure the rental premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the rental premises or inclusions.
- (2) For subclause (1)(e)(ii), an agreement about cleaning common areas may be made only for a common area used by the resident and a minority of other residents of the provider.

*Example for subclause (2) -*

Four residents have individual rooms opening out onto a living area which is available for use only by those residents. The provider and the 4 residents may agree that the cleaning of the living area is to be done by the 4 residents.

- (3) The provider must take reasonable steps to ensure the resident has quiet enjoyment of the resident's room and common areas.
- (4) The provider or the provider's agent must not interfere with the reasonable peace, comfort or privacy of the resident in using the resident's room and common areas.

### 15 Resident's obligations generally - s 253

- (1) The resident has the following obligations -
  - (a) to use the resident's room and common areas only or mainly as a place of residence;
  - (b) not to use the resident's room or common areas for an illegal purpose;
  - (c) not to interfere with, and to ensure the resident's guests do not interfere with, the reasonable peace, comfort or privacy of another resident or another resident's appropriate use of the other resident's room or common areas;
  - (d) to pay the rent when it falls due;
  - (e) not to keep an animal on the rental premises without the provider's permission;
  - (f) not to intentionally or recklessly damage or destroy, or allow the resident's guests to intentionally or recklessly damage or destroy, any part of the rental premises or a facility in the rental premises;
  - (g) to keep the resident's room and inclusions clean, having regard to their condition at the start of this agreement;
  - (h) to maintain the resident's room in a condition that does not give rise to a fire or health hazard;

*Examples of a fire hazard -*

- allowing newspapers to build up in the resident's room
- blocking access to the resident's room.

- (2) The resident's obligations under subclause (1) do not apply to the extent the obligations would have the effect of requiring the resident to repair, or compensate the provider for damage to the resident's room or inclusions caused by the act of domestic violence experienced by the resident.

### 16 House rules - ss 266-276

- (1) The resident must comply with the house rules for the rental premises.
- (2) The provider must give the resident a copy of the house rules for the rental premises before entering into this agreement.
- (3) The provider or the provider's agent for the rental premises must ensure a copy of the house rules for the rental premises is displayed, at all times, at a place in the rental premises where it is likely to be seen by the residents.
- (4) At least 7 days before making any changes to the house rules for the rental premises, the provider must give a notice to the resident stating the following -
  - (a) proposed changes and the day the changes are to take effect;
  - (b) that the resident may object to the changes and how an objection may be made.
- (5) However, if this agreement starts less than 7 days before the proposed changes are to take effect, the provider need only give the notice mentioned in subclause (4) when this agreement starts.

### 17 Number of occupants allowed

- (1) No more than the number of persons stated in this agreement for item 18.1 may reside in the room.
- (2) No more than the number of persons stated in this agreement for item 18.2 may reside at the rental premises.
- (3) However, more people may reside in the room or at the rental premises if the resident and the provider agree.

## 19 Supply of locks and keys - s 250

- (1) The provider must supply and maintain all locks necessary to ensure the resident's room is reasonably secure.
- (2) The provider must give the resident a key for each lock that secures an entry to the following -
  - (a) the resident's room;
  - (b) a building or building within which the resident's room and common areas are situated.
- (3) The resident must not make a copy of the key without the provider's permission.
- (4) The resident must not tamper with a door lock in the rental premises.

## 20 Changing locks - s 251

- (1) The resident may request the provider to change or repair a lock that secures entry to the resident's room if the resident reasonably believes there is the likelihood of -
  - (a) risk to the resident's safety; or
  - (b) theft of, or damage to, the resident's belongings.
- (2) The provider must not act unreasonably in failing to agree to change or repair the lock.
- (3) Also, the provider must change or repair the lock if the request states it is made for the purpose of protecting the resident from domestic violence.
- (4) If the provider changes a lock because of a request mentioned in subclause (3), the provider must not give the key for the changed lock to any other person other than the resident without the resident's agreement or reasonable excuse.

## 21 Fixtures or structural changes - ss 253A-256AA

- (1) The resident may attach a fixture, or make a structural change, to the rental premises only if the provider agrees to the fixture's attachment or the structural change.

*Note* - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.

- (2) The provider's agreement must be written, describe the nature of the fixture or change and include any terms of this agreement.

*Examples of terms* -

- that the resident may remove the fixture
  - that the resident must repair damage caused when removing the fixture
  - that the provider must pay for the fixture if the resident can not remove it
- (3) If the provider does agree, the resident must comply with the terms of the provider's agreement.
  - (4) The provider must not act unreasonably in failing to agree.
  - (5) If the resident attaches a fixture, or makes a structural change, to the rental premises without the provider's agreement, the provider may -
    - (a) take action for a breach of a term of this agreement; or
    - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the rental premises for the provider's benefit (that is, treat it as belonging to the provider, without having to pay the resident for it).
  - (6) A fixture may be attached, or a structural change may be made, to premises if the fixture or structural change -
    - (a) is necessary for a resident's safety, security or accessibility; and
    - (b) is attached or made in the circumstances, and in accordance with any requirements, prescribed by regulation.

## 22 Provider's right to enter resident's room - ss 257-262

The provider or the provider's agent may enter the resident's room during this agreement only if the obligations under sections 257 to 262 have been complied with.

## Division 6A Pets

### 22A Keeping pets and other animals in resident's room - ss 256B and 256G

- (1) The resident may keep a pet or other animal in the resident's room only with the approval of the provider.
- (2) However, the resident may keep a working dog at the premises without the provider's approval.
- (3) The resident has the approval of the provider to keep a pet in the resident's room if keeping a pet in the room is consistent with item 19.

*Notes* -

- 1 If item 19 states 2 cats, the resident is approved by the provider to keep up to 2 cats in the resident's room.
- 2 For additional approvals to keep a pet or other animal in the resident's room see clause 22C.
- (4) An authorisation to keep the pet or working dog in the resident's room continues for the life of the pet or working dog and is not affected by any of the following matters -
  - (a) the ending of this agreement, if the resident continues occupying the premises under a new agreement;
  - (b) a change in the provider or provider's agent;
  - (c) for a working dog - the retirement of the dog from the service the dog provided as a working dog.
- (5) An authorisation to keep a pet, working dog or other animal in the resident's room may be restricted by a body corporate by-law, house rules or other law about keeping animals at the rental premises.

*Examples* -

- 1 The rental premises may be subject to a local law that limits the number or types of animals that may be kept at the premises.
- 2 The rental premises may be subject to a body corporate by-law that requires the resident to obtain approval from the body corporate before keeping a pet at the premises.

### 22B Resident responsible for pets and other animals - s 256C

- (1) The resident is responsible for all nuisance caused by a pet or other animal kept in the resident's room, including, for example, noise caused by the pet or other animal.
- (2) The resident is responsible for repairing any damage to the premises or inclusions caused by the pet or other animal.
- (3) Damage to the resident's room or inclusions caused by the pet or other animal is not fair wear and tear.

### 22C Request for approval to keep pet - ss 256D and 256E

- (1) The resident may, using the approved form, request the provider's approval to keep a stated pet in the resident's room.
  - (2) The provider must respond to the resident's request within 14 days after receiving the request.
  - (3) The provider's response to the request must be in writing and state -
    - (a) whether the provider approves or refuses the resident's request; and
    - (b) if the provider approves the resident's request subject to conditions - the conditions of the approval; and
- Note* - See clause 22D for limitations on conditions of approval to keep a pet in the resident's room.
- (c) if the provider refuses the resident's request -
    - (i) the grounds for the refusal; and
    - (ii) the reasons the provider believes the grounds for the refusal apply to the request.

- (4) The provider may refuse the request for approval to keep a pet in the resident's room only on 1 or more of the following grounds –
- keeping the pet would exceed a reasonable number of animals being kept in the room or at the rental premises;
  - the room is unsuitable for keeping the pet because of a lack of appropriate space or another things necessary to humanely accommodate the pet;
  - keeping the pet is likely to cause damage to the room or inclusions that could not practicably be repaired for a cost that is less than the amount of the rental bond for the room;
  - keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous;
  - keeping the pet would contravene a law;
  - keeping the pet would contravene a body corporate by-law or house rule applying to the rental premises;
  - if the provider proposed reasonable conditions for approval and the conditions comply with clause 22D – the resident has not agreed to the conditions;
  - the animal stated in the request is not a pet as defined in section 256A;
  - another ground prescribed by a regulation under section 256E(1)(i).
- (5) The provider is taken to approve the keeping of the pet in the resident's room if –
- the provider does not comply with subclause (2); or
  - the provider's response does not comply with subclause (3).

## 22D Conditions for approval to keep pet in resident's room – s 256F

- The provider's approval to keep a pet in the resident's room may be subject to conditions if the conditions –
  - relate only to keeping the pet in the resident's room; and
  - are reasonable having regard to the type of pet, the room and the rental premises; and
  - are stated in the written approval given to the resident in a way that is consistent with clause 22C(3).
- Without limiting subclause (1)(b), the following conditions of the provider's approval are taken to be reasonable –
  - a condition requiring the pet generally be kept in the resident's room;
  - if the pet is capable of carrying parasites that could infest the resident's room – a condition requiring the room to be professionally fumigated at the end of this agreement;
  - if the pet is allowed inside the resident's room – a condition requiring carpets in the room to be professionally cleaned at the end of this agreement.
- A condition of the provider's approval to keep a pet in the resident's room is void if the condition –
  - would have the effect of the provider contravening section 176 or 177; or
  - would, as a term of this agreement, be void under section 178; or
  - would increase the rent or rental bond payable by the resident; or
  - would require any form of security from the resident.
- For subclause (2), the resident's room is professionally fumigated, and carpets are professionally cleaned, if the fumigation and cleaning are done to a standard ordinarily achieved by businesses selling those services.

## Division 7 When agreement ends

### 23 Ending of agreement – s 366

- This agreement ends only if –
  - the provider and resident agree, in a separate written document, to end this agreement; or
  - the provider gives the resident a notice requiring the resident to leave the rental premises and the resident leaves the premises; or
 

*Note* – The notice must comply with chapter 5, part 2 of the Act.
  - the resident or provider gives a notice terminating the agreement on a stated day; or
 

*Note* – The notice must comply with chapter 5, part 2 of the Act.
  - the resident vacates, or is removed from, the rental premises after receiving a notice from a mortgagee or appointed person under section 384; or
  - the resident abandons the resident's room and the period for which the resident has paid rent has ended; or
 

*Note* – See section 509 for indications a resident has abandoned a room.
  - the tribunal makes an order terminating this agreement.
- Also, this agreement ends for a sole resident if –
  - the resident gives the provider a notice ending residency interest and vacates the rental premises; or
 

*Note* – See chapter 5, part 2, division 3, subdivision 2A of the Act for the obligations of the resident and provider relating to a notice ending residency interest.
  - the resident dies.
 

*Note* – See section 387A for when this agreement ends if a sole resident dies.

### 24 Condition room must be left in – s 253(1)(i) and (2)

- At the end of this agreement, the resident must leave the resident's room and inclusions, as far as possible, in the same condition they were in at the start of this agreement, fair wear and tear excepted.
 

*Examples of what may be fair wear and tear –*

  - wear that happens during normal use
  - changes that happen with ageing
- The resident's obligation mentioned in subclause (1) does not apply to the extent the obligation would have the effect of requiring the resident to repair, or compensate the provider for, damage to the resident's room or inclusions caused by an act of domestic violence experienced by the resident.

### 25 Keys

At the end of this agreement, the resident must return to the provider all keys for the resident's room and the rental premises.

### 26 Goods or money left behind in rental premises – ss 392 and 393

- The resident must take all of the resident's belongings from the rental premises at the end of this agreement.
- The provider must not treat belongings left behind as the provider's own property, but must deal with them under sections 392 and 393.



## Division 9 Miscellaneous

### 27 Supply of goods and services - s 176

- (1) The provider or the provider's agent must not require the resident to buy goods or services from the provider or a person nominated by the provider or agent.
- (2) Subclause (1) does not apply to -
  - (a) a requirement about a food service, personal care service or utility service; or
 

*Note* - See section 176 for what is a utility service and schedule 2 of the Act for what is a food service and a personal care service.
  - (b) a condition of an approval to keep a pet in the resident's room if the condition -
    - (i) requires the carpets in the room to be cleaned, or the room to be fumigated, at the end of this agreement; and
    - (ii) complies with clause 22D; and
    - (iii) does not require the resident to buy cleaning or fumigation services from a particular person or business.

### 28 Provider's agent

- (1) The name and address for service of the provider's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
  - (a) stand in the provider's place in any application to a tribunal by the provider or the resident; or
  - (b) do any thing else the provider may do, or is required to do, under this agreement.

### 29 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
- (2) A notice from the resident to the provider may be given to the provider's agent.
- (3) A notice may be given to a party to this agreement, the provider's agent or a representative -
  - (a) by giving it to the party, agent or representative personally; or
  - (b) if an address for service for the party, agent or representative is stated in this agreement for item 1, 2, 3 or 4 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
  - (c) if a facsimile number for the party, agent or representative is stated in this agreement for item 1, 2, 3 or 4 and item 5 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
  - (d) if an email address for the party, agent or representative is stated in this agreement for item 1, 2, 3 or 4 and item 5 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party, the provider's agent or a representative may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party, agent or representative by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the resident, the resident's address for service is taken to be the address of the rental premises.
- (6) A party, the provider's agent or a representative may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party, the provider's agent or a representative, the address for service, facsimile number or email address stated in the notice is taken to be the party's, agent's or representative's address for service, facsimile number or email address stated in this agreement for item 1, 2, 3 or 4.

- (8) Unless the contrary is proved -
  - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
  - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
  - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
  - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.
- (9) In this clause -
 

**representative** means a person acting for the resident under section 525(1)(c).

### 30 Dictionary - Schedule 2

**personal care service** means a service of regularly providing a resident with -

- (a) help in -
  - (i) bathing, toileting or another activity related to personal hygiene; or
  - (ii) dressing or undressing; or
  - (iii) consuming a meal; or
  - (iv) meeting a mobility problem of the resident; or
  - (v) taking medication; or
- (b) help in managing the resident's financial affairs.

### Part 3 Special terms

Insert any special terms here. See clause 2(4) to 2(6)

1. At the conclusion of tenancy the mattress cover is to be replaced at the tenant/s expense.

The resident/s must receive a copy of any applicable by-laws if copies have not previously been given to the resident/s.

**Do not send to the RTA - give this form to the resident/s, keep a copy for your records.**



Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5pm).

#### Signature of the agent, manager/provider or provider's agent

Name/trading name

Lanjack Pty Ltd T/A Denovans R/E Jacqueline Denovan

Signature

[Signature box]

Date / /

#### Signature of resident 1

Indicate if acting on authority under *Guardianship and Administration Act 2000* or *Powers of Attorney Act 1998*.

Print name

[Print name box]

Signature

[Signature box]

Date / /

#### Signature of resident 2

Indicate if acting on authority under *Guardianship and Administration Act 2000* or *Powers of Attorney Act 1998*.

Print name

[Print name box]

Signature

[Signature box]

Date / /



# House Rules

18C Hoogley St, West End

**House Rules** are a supplement to and form part of the Rooming Accommodation Agreement (Form R18), which the tenant/s sign when choosing to rent a Denovans Real Estate Property. The House Rules provide guidance and information about the standards and procedures which tenants are expected to meet and comply with during their tenancy. House Rules are subject to change and may be altered at any time by Denovans Real Estate. Changes will be communicated to tenants via email.

# 1.0 Consequences for breaching house rules

Breaching the Form R18 Rooming Accommodation Agreement - House Rules, including any local, state or federal laws or any other generally unacceptable behavior (as determined by Denovans Real Estate) may result in the breach procedure:

- Breaches issued by Denovans Real Estate will remain on your file for future reference.
- A breach of any of these House Rules or the Special Terms will result in the tenant being issued a Form R11 - Notice to Remedy Breach. You will be given 4 days to remedy the breach.
- Failure to remedy the breach will result in the tenant/s being issued a Form R12 -Notice to Leave, providing 48 hours to leave the premises.
- **A serious breach of the Special Terms or House Rules will result in immediate eviction from the property as permitted under the Residential and Tenancies Act, 2008 through issuing a Form R12 - Notice to Leave.**

Denovans Real Estate reserves the right to disclose any occurrence of unacceptable behaviour and/or misconduct to the police if, in their absolute discretion, they determined that course of action is appropriate.

## 2.0 Behaviour and Misconduct

Breaching the Form R18 Rooming Accommodation Agreement - House Rules, including any local, state or federal laws through unacceptable behavior and/or misconduct (as determined by Denovans Real Estate) including the following, may result in the immediate eviction from the property:

- Residents **MUST NOT** interfere with the security, peace, privacy or property of other residents. Residents **MUST NOT** interfere with safety and security devices such as smoke alarms/detectors, fire suppression devices, fire exits, fire door hardware, locks or security cameras/CCTV. Interference with security cameras/CCTV and fire direction devices includes but is not limited to disconnecting, removing, obstructing, touching or redirecting a device.
- The premises are smoke free, therefore, smoking is not permitted within the property; it's balconies or external areas. Smoking is only permitted 10m from the front door.

Parties are not permitted at the property, at any time, for any reason;

- Excess alcohol is not permitted to be stored or consumed on the property at any time;
- Possession or consumption of illegal substances is considered a serious breach and will result in immediate eviction and reporting of the incident to the police.
- Tenants will not place any notes or instructions in the common areas, for public display. Any issue, which requires a resolution, are to be dealt with in a civil, adult manner by speaking honestly with your housemates. If a resolution cannot be reached between the tenants, please contact Denovans Real Estate and provide information regarding the issue.
- Tenant's personal items such as suitcases, shoes, boxes, furniture, electronic appliances etc. are not to be left in the common areas. Denovans Real Estate take no responsibility for loss and/or damage of tenant's items at any time. Cleaners and property managers are instructed to remove and throw away these items when observed.
- Tenants should use headphones when listening to any audio/media and must not use external speakers or music equipment including instruments, amplifiers or subwoofer speakers that result in an unacceptable level of noise that creates noise pollution.

**Drunk/disorderly/aggressive behavior and/or racial, sexual, or religious insensitivity or insults are considered a serious breach and may result in immediate eviction and reporting of the incident to the police.**

Denovans Real Estate reserves the right to disclose any occurrence of unacceptable behavior and/or misconduct to the police if, in their absolute discretion, they determined that course of action is appropriate.

## 3.0 Maintenance and Cleanliness

Tenants are required to maintain their bedroom and property's common areas in a neat and clean state of condition and appearance.

### **Bedrooms**

- Tenant/s must ensure the door to their bedroom is free from obstructions at all times, to ensure safe evacuation of the property.
- Tenant/s must not use any nature of adhesive product including glue, sticky tape, tape, blue tac etc. to install decorations on the walls, floors or ceilings within the bedroom and the common areas within the property.



- Tenant/s must ensure their rooms and inclusions are clean, free from dust build up, food and rubbish are to be removed daily.

### **Common Areas**

- Tenant/s must take all care in moving belongings into the property, not to damage, ding, scratch walls, doors and any part of the property. Any damage caused by the tenant and/or their helpers or visitors will be repaired, and the tenant will be liable for the cost of the repair.
- Personal items are not to be kept in common areas and must be stored in the tenant's bedroom, with consideration for clear evacuation in the case of an emergency.
- This includes all personal items such as suitcases, shoes, boxes, furniture, electronic appliances etc. are not to be left in the common areas. Denovans Real Estate take no responsibility for loss and/or damage of tenant's items at any time. Cleaners and property managers are instructed to remove and throw away these items when observed.
- Tenant/s must, at all times, keep balconies, decks and patios neat and orderly and clear of personal belongings. The hanging of any item from the walls, ceiling or balustrades of balconies, decks and patios is prohibited;
- Tenant/s must not use furniture designed for indoor use outside (including on any balcony, deck or patio);
- Tenant/s must ensure all common area doors are free from obstructions at all times, to ensure safe evacuation of the property in the case of an emergency.
- Tenants can only park a motor vehicle on the premise with written approval from Denovans Real Estate. Tenants with written approval to park their vehicle must only park within specified parking areas and are NOT to park on any grassed areas without written permission from Denovans Real Estate. All vehicles parked at the property must be in a roadworthy condition with current licence plates attached and no on-going repairs, maintenance or servicing of vehicles is to take place at the property (currently no parking available on premises).
- Tenant/s are responsible for the tidiness of common areas and should arrange amongst themselves to ensure cleaning tasks are shared equally. If the tenant/s fail to maintain the common areas in an adequate condition, Denovans Real Estate may organise cleaners to rectify the issue, at their sole discretion, with all tenants equally responsible for the cost. If it is found that a specific tenant is responsible, the costs will be borne solely by that tenant.
- Tenant/s are jointly responsible for the condition and maintenance of common areas, including damage, which may occur. If the tenant responsible for the reported damage does not agree with the report, all tenants may be charged equally for the cost of the damage.

- Tenant/s are jointly responsible for **putting out and taking in** the garbage and recycling bins on the day outlined by Brisbane City Council:  
<http://www.brisbane.qld.gov.au> - Failure to comply with the above, may result in Local Council or Authority issuing a fine to the property. Denovans Real Estate will recover these costs from existing tenants within the property. In order to avoid these fines, if the tenant/s fail to take out and bring in bins or allow rubbish to accumulate around bins, the property common area including street frontage or external areas, Denovans Real Estate may organise cleaners to rectify the issue, at their sole discretion, with all tenants equally responsible for the cost.

## 4.0 Personal appliances/furniture

Tenants must not at any time remove furniture, appliances or other items belonging to the property from the premises. Tenants may only bring personal furniture if it meets the following:

- Cannot be stored in any common areas.
- Does not clutter the bedroom or prevent the door from opening to ensure safe evacuation of the property in the case of an emergency.

Tenants are NOT permitted to bring electrical appliances into the property that may pose a fire safety risk or consume excessive quantities of electricity, including such items as; heaters, heating fans, element heater, portable air-conditioners, electric blankets, microwaves, cooktops/grills etc. Appliances that use large amounts of electricity such as; heaters, heating fans, element heaters, portable air-conditioners, electric blankets, bar fridges and similar appliances will incur a weekly fee to cover excess electricity costs. Unapproved appliances in properties where the owner pays electricity will incur a weekly fee applicable until the tenant vacates (e.g bar fridges, heaters, air conditioning units etc...). Charges vary by property and device type, check with your property manager before you purchase or bring an appliance to the property. If found in the property, these fees will be applied for the duration of the lease, including backdating. With regard for council requirements and the drought status at a given time, tenant/s must keep showers to less than 5 minutes to prevent excessive water, electricity and gas consumption.

Tenants are permitted to have any of the following items in their room;

Personal Computer, laptop, electric toothbrush, pedestal fan (NONE HEATING), tablet, phone and associated power chargers. Other small, personal appliances such as the above are acceptable, with written permission from Denovans Real Estate. The owner reserves the right to seek, and backdate, compensation for excessive electricity costs incurred through the use of unauthorised appliances.

# 5.0 Keys and Door Locks

All external entry/exit doors and windows should remain locked at all times to ensure the security of the property. Tenants are provided with one (1) copy of their bedroom key and other keys to access the property as required. Tenants must not tamper with and/or change any lock in the premises without written permission of Denovans Real Estate. Tenants must not make any copies of any keys without written permission of Hive Property.

## **Lost Keys, Entry Cards/FOB, Electrical Tags:**

- Tenant/s who lose or damage any keys, entry cards/FOB's, Electrical tags etc. will be charged a replacement fee of \$200 + GST per item
- Note that replacement items will be ordered and usually take approximately 2 - 4 business days to be cut and delivered.

## **Lockouts**

The below items are all subject to both staff and key availability. Denovans Real Estate is not obligated to make spare keys available to the tenant and as such, if you lose a key, there may be delays in granting access to the property.

- If tenant/s lock themselves out during business hours, they may collect a copy of the key (if available) from the office, leaving a deposit of \$150. The office key must be returned to Denovans Real Estate's office by close of business that day.
- Denovans staff are not available to attend or deliver keys for lockouts, office attendance by the tenant or a locksmith callout is required.
- If tenant/s lock themselves out of the property outside of office hours a locksmith should be contacted at the tenants cost.
- Top Lock is available for 24-hour a day, 7 days a week access and can be called anytime. Top Lock will be able to advise of their lockout cost when you call. You may use another locksmith if you wish. The tenant is liable for all costs associated with the lock out including that of any/all third party contractors. For West End location, please contact Toplock on 1300 553 945.

**Toplock 1300 553 945**

# 6.0 Guests

**Guests are not permitted at the property between the hours of 10:00pm and 8:00am.**

- Guests are NOT permitted to sleep over at the property.

- Guests are NOT permitted to enter the property if the approved tenant is not present.
- Any guest found to be sleeping at the property without written permission will result in a penalty fee being charged to the hosting tenant, equivalent to one (1) weeks rent + GST per night the guest resides at the property. The hosting tenant will also be issued a Form R11 - Notice to Remedy Breach.
- Repeated offences of this nature may be considered a serious breach and a Form R12 – Notice To Leave may be issued.
- Tenant/s are responsible for the behaviour of their guests at all times and may receive penalties, breaches and eviction based on the behaviour of their guests. Tenant/s will be held responsible for the cost of repairs and/or damage caused by their guests
- The Tenant must not permit persons other than those nominated on the Form R18 Rooming Accommodation Agreement to reside at the property without written consent from Denovans Real Estate

## 7.0 Fire Safety

The fire safety equipment within the property is connected to an audible alarm. Do not touch the smoke alarms within the property and contact Denovans Real Estate immediately with any issues or concerns regarding the fire safety equipment.

- All rooms with smoke alarms within the property are inspected on a regular basis, including bedrooms and all common areas.
- Tenant/s are to report non-functioning, faulty or damaged fire safety equipment to Denovans Real Estate immediately.
- Smoking, candles, incense, oil, wax, melts, burners and/or any product or item that creates a naked flame are: **STRICTLY PROHIBITED AT ALL TIMES. USE OF THESE ITEMS IS CONSIDERED A SERIOUS BREACH.**
- Tampering or altering the fire safety equipment in any way, including covering, taking down or otherwise influencing of smoke alarms is considered a serious breach and may result in the tenant be issued a Form R12 – Notice To Leave.
- Any report from contractors entering the property that advise of any tampering with a Smoke Alarm is considered a Serious Breach and may result in instant termination of your lease, if you are found to have contributed to the breach.

## 8.0 Smoke Alarms

Never cover/tamper with the detector in your bedroom or any common areas. This is a serious breach and if anyone is caught tampering with the smoke detector, there are severe penalties which may result in eviction and/or legal action being taken.

Unwanted/false alarm activations can be caused for a range of reasons. Previous causes of activations include cooking fumes, hair straighteners, smoking, steam from showers, candles and incense. Tenants must exercise caution to prevent unwanted/false activations, as they will be liable to for the activation cost.

## 9.0 Laundry

A washing machine is provided, for the use by tenants only. All tenant/s are allowed to use the laundry facilities between the hours of 8am and 8pm:

- Tenant/s are required to provide their own laundry detergent, as they desire.
- Tenant/s must remove their washing from the machine on completion of the washing cycle.
- Tenant/s must only hang wet items of clothing on clothesline provided.
- All items on clothes lines are to be removed from the line, once dry or within 12 hours, whichever is sooner.



# 10.0 Early termination of lease agreement by tenant

This lease agreement including; Form R18 Rooming Accommodation Agreement, Special Terms and House Rules form a legally binding document that locks you into this agreement until the lease end date, displayed under Item 7.3 of Form R18. If the tenant is in breach of this agreement, before the lease end date despite other provisions of this agreement, Denovans Real Estate may claim from the tenant:

- The rent and service charges until Denovans Real Estate re-lets the premises to a suitable candidate or the end of the tenancy as specified in Item 7.3 of Form R18 or whichever is the earlier.

The costs (including advertising costs) of re-letting and attempting to re-let the premises. These costs include;

- Break Lease Fee; equivalent to one (1) weeks rent + GST, to cover the associated costs with the re-letting of the property, incurred by the owner of the property.
- Advertising Fee (Price advised at time of enquiry), to cover the cost of advertising on [www.realestate.com.au](http://www.realestate.com.au)
- Mattress Protector replacement fee (Price advised at time of enquiry), to cover the owner's cost of supplying a new mattress protector to the replacement tenant.

# 11.0 Breaking The Lease

If the tenant would like to vacate the property prior to the lease end date, displayed under Item 7.3 of Form R18 the tenant will need to follow the break lease procedure outlined below:

- Provide Denovans Real Estate with a completed and signed Form R13 - Notice of Intention to Leave Form.
- Pay the Break Lease, Advertising and Mattress Protector Fee outlined above.
- Maintain rental payments in advance, equal to the rental amount and service charges outlined in Item 8 of Form R18 until Denovans Real Estate re-lets the premises to a suitable candidate or the end of the tenancy as specified in Item 7.3 of Form R18 or whichever is the earlier.
- The tenant should make the property and themselves available to show prospective residents at reasonable times and when Denovans Real Estate is unavailable.
- Denovans Real Estate will conduct a final exit inspection once the tenant has vacated the property and all keys, access key-cards and remote controls have been returned to Denovans Real Estate. The exit inspection will be conducted at a reasonable day & time, determined by Denovans Real Estate and written notification will be provided to the tenant of this day & time.
- The refunding of the tenant's bond through Form R4 - Bond Refund Form can only occur once;
  - A suitable replacement tenant has been found and signs a Form R18 Rooming Accommodation Agreement; and
  - Denovans Real Estate has received all costs and expenses relating to the early termination of the lease agreement.

**Your bond will not be refunded until:**

ALL rent is paid up to the required date as notified to you by Denovans Real Estate, keys are returned to Denovans Real Estate, administration and advertising fees are paid and the rental premises is in the same condition as per the Form R1 - Entry Condition Report, which forms part of this agreement.

## 12.0 Property Absence

Tenant/s that are planning to leave their room for a period of absence exceeding seven (7) days should inform Denovans Real Estate in writing. Your rental amount is fixed and remains the same during all periods of absence. All rent must be paid in advance and nobody is permitted to stay in the room whilst the tenant is absent without the written consent of Denovans Real Estate.

## 13.0 Emergencies

1. **The Phone number for emergencies such as fire, ambulance or police attendance is 000. Please call 000 in case of emergency.**
2. **For emergency maintenance please call Denovans Real Estate on 07 3355 6233 (24/7)**