



NEWS FROM THE RTA - RESIDENTIAL TENANCIES AUTHORITY

Gympie landlord prosecuted after land-clearing works at tenants' acreage home

Article from the RTA website - rta.qld.gov.au

A Gympie landlord has been fined \$3000 for unlawfully entering his tenants' rental property and interfering with their quiet enjoyment of their rental.

Jack Green, of Forest Glen, pleaded guilty to breaching sections 183 and 202 of the Residential Tenancies and Rooming Accommodation Act 2008 with respect to the rental property at Victory Heights.

Gympie Magistrates Court heard the rental property included a small, private weatherboard house that had been surrounded by thick bush land with extensive wildlife.

The tenants arrived home one day to discover a bulldozer onsite, with part of the acreage cleared of all vegetation. No entry notice was issued prior and the property had been significantly altered without the tenants' knowledge or consent.

Despite the tenants raising their concerns with the property manager, the works continued for a number of weeks, generating significant dust and noise. The clearing works disrupted the tenants' peace and quiet enjoyment of the property and remained a constant invasion of privacy.

The tenants have since vacated the property, with the house now removed and the land subdivided.



Mr Green said the tenants were informed about the entry to the property, but he admitted that there was no right of entry.

Magistrate Callaghan said Mr Green should have waited until the tenancy finished to develop the property. "The works very significantly interfered with the peaceful enjoyment they were paying for," said Magistrate Callaghan.

The court imposed a \$3000 fine and ordered that half the fine go to the tenants.

Residential Tenancies Authority Chief Executive Officer Jennifer Smith said the court's decision will help deter people who are doing the wrong thing.

"Everyone has the right to enjoy the privacy, security and comfort of their home, and this court ruling sends a strong message that breaking Queensland's tenancy laws has consequences," said Ms Smith. "The RTA takes these matters seriously and can issue fines and take matters to court when warranted."

General Tenancy Agreements: Electronic Signing is here!

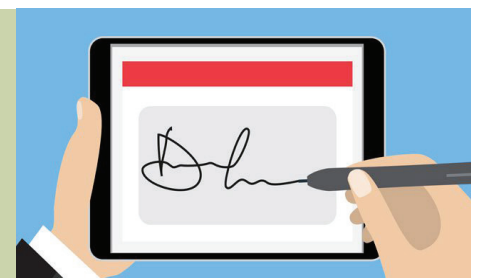
To ensure a seamless and efficient customer experience, the RTA is developing online versions of their paper-based forms, which will be rolled out in stages over the coming months.

The Form 18a (General Tenancy Agreement), or 'Lease', has recently been updated by removing the requirement for witness signatures. This will now allow all parties to sign the Lease electronically.

This is great news, particularly in the case of emailing lease renewals to tenants as they will no longer be required to print the leases out before signing them. It will also assist with signing up new tenants who are moving from interstate or are otherwise unable to come to our office to sign the Lease.

Our office will start utilising electronic signatures for Lease Agreements in June, so the next time the lease on your property is renewed, it will probably have electronic signatures.

Rest assured that we have been given the green light by both the RTA and the REIQ that leases signed electronically are fully compliant and legally binding.



MAY LEASING REPORT

Our record-low vacancy rate continued in May, staying around 0.5% for most of the month.

This means that we simply don't have enough properties to cater for all our enquiries, and many good applicants have missed out on properties.

If you know a property owner who needs quality tenants, get them to contact us on 3888 0098.

NORTHSIDE: 15 PROPERTIES LEASED
VACANCY RATE 0.41%

SOUTHSIDE: 24 PROPERTIES LEASED
VACANCY RATE 0.66%



Meet The Team

Carol Milliken

Carol joined us in January 2012 as a receptionist and is now our Trust Account Manager, handling all rent payments and accounts. Always ready with a bar of chocolate and amusing story, Carol is an integral part of our team and Laura's 'right-hand-man'.

Carol is an avid reader and enjoys all genres, with thrillers being on the top of the list. She enjoys going to the Salvation Army Bookfest in Brisbane twice a year and has an expansive library of over 2000 books!!

Carol dotes on her two dogs, Sam and Jess, who always seem to be getting into mischief. She also enjoys bowling in a tenpin bowling league and is secretary of her team.



A portion of Carol's Home Library

JUNE DISBURSEMENTS

Wed 5th June
Wed 12th June
Wed 19th June
Wed 26th June

MONTHLY STATEMENT ISSUED

Wed 26th June



EOFY

PLEASE NOTE -
End of Financial
Year statements will
be issued on July 1st