

Damage vs Fair Wear & Tear - What is the Tenant Responsible for?

Quite often a phrase in the rental industry that comes up and concerns both owners and tenants is that of 'Fair wear and tear'.

We know that tenants are not responsible for fair wear and tear to the premises they rent, however they are responsible for any damage.



So what is fair wear and tear??

Fair wear and tear means the deterioration that occurs over time with the use of the premises even though the premises receive reasonable care and maintenance. Such deterioration could be caused by exposure, time, or just by ordinary use.

As a tenant you are liable for negligent, irresponsible or intentional actions that cause damage to the premises.

Particularly at the end of the tenancy when you vacate the property, 'fair wear and tear' maybe brought up.

The following table with examples may help to explain the difference between what is classed as fair wear and tear and what is classed as damage.

Fair wear and tear	Damage
Faded curtains or frayed cords	Missing curtains or torn by the tenant's cat
Furniture indentations and traffic marks on the carpet	Stains or burn marks on the carpet
Scuffed wooden floors	Badly scratched or gouged wooden floors
Faded, chipped or cracked paint	Unapproved or poor quality paint job
Worn kitchen bench top	Burns or cuts in bench top
Loose hinges or handles on doors or windows and worn sliding tracks	Broken glass from one of the tenant's children hitting a ball through the window
Cracks in the walls from movement	Holes in the walls left by tenant removing picture hooks or shelves they had installed
Water stain on carpet from rain through leaking roof or bad plumbing	Water stain on carpet caused by an overflowing bath or indoor pot plants
Paint worn off wall near light switch	Damage to paint caused by removing posters stuck with 'Blu-Tac' or sticky tape

Source: Office of Fair Trading

BPAY and iPayRent... what you need to know

iPayRent charges tenants a FEE for every transaction.

For those of you who use the BPAY payment option please REMEMBER that iPayRent charge a \$3.00 fee. This amount needs to be ADDED to your total rent payment, otherwise your rent payment comes up \$3.00 short.

For example:

If you pay a weekly rent of \$300 using BPay, the total payment will be \$303.00 each week that you make a payment.



Did you know you can pay your rent by DIRECT DEBIT?

The iPayRent fee for this service is just 80 cents per transaction.

IMPORTANT NOTE: ENTRY NOTICES FOR INSPECTIONS

All Entry Notices issued after 1st January will be EMAILED to you. This is a more efficient way to communicate with our tenants. If you do not have an email address, your notices will still be posted to you.



CALENDAR DATES

OFFICE HOLIDAYS



Australia Day

Thursday 26th January

Easter



Friday 14th April

Saturday 15th April

Monday 17th April



Anzac Day

Tuesday 25th April

"Vacating" Word Search Fun

R V B N T D B S B A Z S S N T
 E E Z O A N B L R R K O T O N
 F B G T N E E E I C Y R E I E
 U N T A W D T R A N E O P T R
 N E A B N U R R Y F D F R A C
 D R O E R A T E E A C S A C H
 Y C U N L W M R F S P E C I E
 U J I Q O C E Y Y U N I K N C
 Z O H D K N C E T Y N G R U K
 F G N N C I K B J R M D T M L
 B I C E V A C A T E E L T M I
 W W M D M S S E L T O P S O S
 M A I N T E N A N C E J O C T
 Y Z J R E G D E L T B F E R W
 E M Q A R O Z Q F I B O F D P

Hidden in the puzzle are the following words:

- | | | |
|------------|--------------|-----------------|
| BLINDS | REFUND | COMMUNICATION |
| BONDREFUND | RENT | IPAYRENT |
| CARPETS | RETURN | KEYS |
| CHECKLIST | SPOTLESS | LEDGER |
| CLEAN | VACATE | MAINTENANCE |
| COBWEBS | WINDOWTRACKS | PROPERTYMANAGER |
| | | REFERENCE |



TAKE 5 - TIME OUT ZONE



	8	9	4	1				
		6	7			1	9	3
2						7		
3	4		6				1	
			9					5
				2			5	
6	5			4			2	
7	3		1					

Every row & column, and 3X3 box, must contain the numbers from 1-9.