



MOULD - WHO IS RESPONSIBLE?

With the damp weather conditions persisting in south-east Queensland, the hot topic has become mould in rental properties and who is responsible: Owner or Tenant?

Mould usually forms in damp, dark or steamy areas of the home - the bathroom or kitchen, cluttered storage areas, recently flooded or wet areas, and areas with poor ventilation. In the aftermath of severe weather events, mould can quickly become an issue in water-damaged properties.

Who is Responsible?

Generally, if the mould is a result of problems with the property (e.g. a leaking roof, or water damage found around a bathroom from leaking pipework) it is the owner's responsibility to clean the mould and make any necessary repairs.

Some buildings may be more prone to mould due to factors such as the age of the building, structural issues, location, or the absence of adequate ventilation or extractor fans. The owner is more likely to be responsible for mould in these circumstances.

On the other hand, if the tenant causes the mould they are responsible for cleaning it and paying for any damage caused.

For example, if the tenant continually allows steam to build up in the bathroom without proper ventilation and/or regular cleaning, resulting in mould, they may be responsible for the mould.

How to Deal with Mould

If a tenant notifies us of a mould issue, it should be dealt with quickly and thoroughly. When mould spores are present in large quantities, it can be a health hazard, potentially triggering allergic reactions and respiratory problems. This poses a liability to owners if they are deemed responsible for the mould.

In serious cases, a mould specialist may need to attend the property and determine the cause. For example, mould in a regularly used shower recess may be the result of a persistent leak, while mould on the living room ceiling might indicate a structural problem or lack of ventilation.

The Residential Tenancies and Rooming Accommodation Act 2008 does not make specific reference to mould, but there are rules about the general standard of the property at the start and end of the tenancy, and how it should be maintained throughout.

Therefore, if mould is a problem at a rental property, all parties should be willing to communicate and find a mutually agreeable way to deal with the issue in a timely manner.

Source: www.rta.qld.gov.au
[Click here](#) for further information.

MAY LEASING REPORT

Our vacancy rate remained low at ZERO for most of May, reflecting the current market situation throughout the state.

Another significant observation is that our 'rental list' of available properties has steadily reduced to just a handful of properties. We have never seen this list so small, even when we had one-tenth the number of properties under management.

The reason of course is that properties that we list remain there for a very short time - with most being snapped up several weeks before the property is vacant.

As a result, many tenants are choosing to renew their leases and stay put rather than take their chances on a tight rental market, creating a self-perpetuating spiral where rental properties are being 'locked up', with no end in sight.

The only way out of this is to increase supply. If you have a property to rent out, this is the best time to call us.

IMPORTANT DATES

DISBURSEMENTS

Wed 1st June
Wed 8th June
Wed 15th June
Wed 22nd June
Wed 29th June

MONTHLY AND EOFY STATEMENTS

Fri 1st July

The Priority Project

Giving Priority to Survivors of Domestic Violence

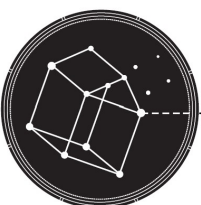
Our April Newsletter introduced this ground-breaking pilot project that will provide a practical solution to the problem of homelessness and Domestic Violence.

We are proud to announce that Mission Australia and the Salvation Army have confirmed their commitment as delivery partners, paving the way for a 12-month project to begin within the next 12 months.

The next vital step is to start adding properties to the register, and this is where you as a property owner can make a huge positive impact. If your property is suitable for a woman who has been impacted by DFV, rest assured that all tenancy conditions remain the same. The focus is on prioritising rental properties for these women, NOT reducing your rental income.

If you would like to know more about being part of this worthwhile project, we are collecting Expressions of Interest via the following link: <https://cutt.ly/2Dkt74u>

Because everyone deserves a safe place to call home.



THE CONSTELLATION PROJECT
TOWARDS ENDING HOMELESSNESS IN A GENERATION

SafeHome
ALLIANCE