



## 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

Mould can be cleaned off walls, floors and tiles with a mild detergent or vinegar, and a microfibre cloth. If you believe the mould is being caused by a problem with the property, you must notify us immediately so that we can deal with it quickly. When mould spores are present in large quantities, it can be a health hazard, potentially triggering allergic reactions and respiratory problems.

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

# SAFETY FIRST

Our valued tenants will be aware that safety at our managed properties is our number one priority. Tenants must understand that they are equally responsible for safety at the property and must ensure they do not do anything to breach their agreement.

Here are the top 3 causes for tenant breaches for unsafe practices:

## SMOKE ALARMS

Owners of Queensland properties must follow the strictest smoke alarms laws in the country, and tenants responsibilities are as follows:

- Tenants must not interfere with the functioning of smoke alarms
- Tenants must keep smoke alarms dust-free. Smoke alarms are regularly set off by excessive dust, and if a contractor is sent out to check the alarm, the tenant may be liable to pay for the call-out fee.
- Tenants must replace batteries between checks if necessary

## ILLEGAL PLACING OF GAS BOTTLES

We are noticing several tenants are replacing their 45kg gas bottle with a 9kg cylinder and hooking it up themselves. These smaller cylinders have to be propped up to reach the higher connections, which poses a serious safety breach. This is strictly not permitted.

## BLOW-UP POOLS

A few years ago, a toddler at one of our properties tragically drowned in an unattended blow-up pool. This is what pool safety laws were designed to prevent. Any sized pool able to hold more than a depth of 30cm of water must be fenced and a compliance certificate provided. This means blow-up pools must never be left unattended.

# ARE YOU OK??

Sometimes you can find yourself in a bad situation that you feel you can't escape from.

As a tenant, you shouldn't feel trapped in a lease that you need to leave due to Domestic Violence. Our SafeHome Alliance website provides information on your rights, and how to access assistance: [www.safehomealliance.com.au](http://www.safehomealliance.com.au)



SafeHome  
ALLIANCE

EVERYONE DESERVES A SAFE PLACE TO CALL HOME



[safehomealliance.com.au](http://safehomealliance.com.au)



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[solutionsproperty.com.au](http://solutionsproperty.com.au)

# OFFICE HOLIDAYS



## 2022

### EKKA SHOW DAY

(Moreton Bay Region)

This applies to both offices

**Monday 8th Aug**

### QUEENS BIRTHDAY

**Monday 3rd Oct**

### CHRISTMAS DAY

**Monday 26th Dec**

### BOXING DAY

**Tuesday 27th Dec**

## 2023

### NEW YEAR'S DAY

**Mon 2nd Jan**

### AUSTRALIA DAY

**Thurs 26th Jan**

