

# Property Investor Report



## Right of Entry by Lessors

The RTA (Residential Tenancies Authority) has strict guidelines concerning when Agents/Lessors can inspect a property, and the notice periods required.

The Legislation permits a minimum period of 3 months between inspections by the Agent/Lessor. If a tenant feels that the time elapsed between inspections is too close, he/she can issue the Lessor a Notice to Remedy Breach.

A common example is when the Lessor contacts the Agent and requests entry to the Premises to inspect the property as he/she will be 'in town' that day. However, entry cannot be gained unless three months has passed from the last inspection, or unless the Tenant agrees to the entry which should be obtained in writing first.

***If you are planning on making a trip to inspect your property, please give us as much notice as possible, so that we can re-schedule a planned routine inspection.***

Another area that Lessors are often in breach of the RTA legislation concerns 'maintenance' visits. Please be aware that if you are visiting for a 'maintenance' issue and note the untidy state of the gardens or the fact that the tenant is keeping an unauthorised pet, we are not permitted to breach the tenant.

Some Lessors who live locally are arriving at their properties unannounced and expecting the tenants to allow access. Please be aware that not only can the tenant refuse entry, but more importantly, they can breach the Lessor for not allowing 'quiet enjoyment' of the premises.

Lessors must keep in mind that although it may be their property, it is the Tenants' HOME. If the tenants feel secure and comfortable in the property, there is less chance they will want to move out at the end of the lease and leave the Lessor with a vacant property.



### RELEVANT SECTIONS OF THE RTRA ACT 2008

*(Residential Tenancies and Rooming Accommodation)*

#### RIGHT OF ENTRY:

##### Section 192- Grounds for entry

(1) The lessor or lessor's agent may enter the premises only -

(a) to inspect the premises;

##### Section 195- When lessor or lessor's agent may enter

(3) Unless the tenant otherwise agrees, an entry under section 192(1)(a) may not be made less than 3 months after a previous entry by the lessor, or the renting or a secondary agent, under section 192(1)(a).

#### QUIET PEACE AND ENJOYMENT:

##### Section 183- Quiet enjoyment

(1) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.

(2) The lessor or lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

## Leased in July

Gabrielle Ct, Kallangur	2-bed Duplex, a/c, SLUG	\$260	(\$10 decr.)
Merino St, Caboolture	3-bed house, SLUG	\$260	(same)
Mark St, Morayfield	3-bed House, carport	\$275	(new listing)
David St, Burpengary	3-bed Townhouse, ens, a/c, SLUG	\$285	(\$5 decr.)
Rivulet Pl, Bellmere	3-bed Duplex, ens, a/c, DLUG	\$300	(same)
Male Rd, Caboolture	4-bed House, ens, a/c, DLUG	\$310	(\$10 decr.)
Carob Ct, Caboolture	4-bed House, ens, a/c, DLUG	\$320	(\$20 decr.)
Silkwood St, Morayfield	4-bed house, ens, a/c, DLUG	\$320	(\$10 decr.)
Leopardtree Dve, Up.Cab	4-bed house, ens, a/c, DLUG	\$320	(new listing)
Nancybell Ct, Bellmere	4-bed House, ens, a/c, DLUG	\$325	(same)
Elof St, Caboolture	4-bed House, ens, a/c, DLUG	\$330	(same)
Elof St, Caboolture	4-bed House, ens, a/c, DLUG	\$330	(same)
Marsh St, Narangba	3-bed House with large shed	\$330	(new listing)
Fernlea Ct, Caboolture	3-bed House, ens, in-ground pool	\$340	(new listing)
Maine Tce, Deception Bay	4-bed House, ens, a/c, DLUG	\$355	(same)
Grange Ct, Narangba	4-bed House, ens, a/c, DLUG	\$360	(\$10 decr.)
Apollo Cres, Beachmere	4-bed House on canal, ens, a/c, DLUG, in-ground pool	\$450	(new listing)



### Calendar Dates for August

#### Disbursements

Mid-Month  
Fri 12<sup>th</sup> Aug

End of Month  
Tue 30<sup>th</sup> Aug

#### Office Holidays

Caboolture Show Day  
Mon 15<sup>th</sup> Aug

## NOW AVAILABLE ...

### "OnlineAgent"

We are pleased to announce our new state-of-the-art Online Service.

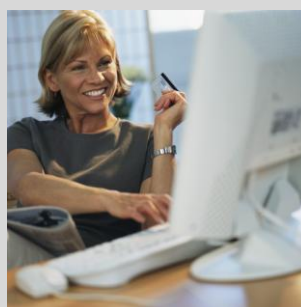
You will now be able to view up-to-date details on your property, including all your statements, from your computer!

No need to wait until business hours to contact us. You can access this information at your convenience 24 hours a day, 7 days a week.

Simply log onto our website [www.solutionsproperty.com.au](http://www.solutionsproperty.com.au), click the OnlineAgent tab and follow our easy instructions to register.

I encourage you to start using this great new feature now, as it is the first step in some exciting service developments we have in store for you... 😊

- Laura Valenti



### Some Features of OnlineAgent:

- ✓ View all your property's past statements
- ✓ View tenant's lease dates and current paid-to date
- ✓ View maintenance history
- ✓ View routine inspection dates including next inspection due

