

Lessor fined for not doing his paperwork

Article from 'Open House', June/July 2014 edition.

Open House is a Newsletter produced by the RTA for Property Managers & Owners.

A Jimboomba man has been fined \$6,000 and ordered to pay court costs after being found guilty of several offences against the Residential Tenancies and Rooming Accommodation Act 2008 (the Act).

The man who rented out 2 rooms of a Jimboomba home was found to have taken a bond from both tenants but did not lodge either bonds with the RTA and failed to give the tenants a receipt as required under the Act.

He was also found guilty of failing to provide an *Entry condition report* and failure to provide an information statement (Form 17a) to the tenant.

The man did not appear in court and was fined in his absence. A conviction was also recorded.

When lessors or property managers take a rental bond, they must lodge the bond with the RTA within 10 days using a Bond lodgement (Form 2).

It is also an offence not to have a written tenancy agreement in accordance with the Act.

Lessors/property managers are required to provide the Pocket guide for tenants – houses and units (Form 17a) to tenants at the start of a tenancy. This booklet contains information the tenant will need while renting and explains their rights and responsibilities under the law.

An Entry condition report (Form 1a or 1b) must be completed at the start of a tenancy. The lessor/property manager completes and signs their part of the report and gives a copy to the tenant, who completes and signs their section of the report and returns it within 3 days.

The lessor/property manager then keeps the original for their records and sends a copy of the fully completed and signed report to the tenant within 14 days.

This article highlights the importance for the necessary tenancy documentation to be completed.

It also shows that Lessors who manage their own properties need to be just as informed as Property Managers when it comes to the Residential Tenancy Laws.

It is interesting to ponder why this particular Lessor decided to not engage a managing agent.

If it was to save money on agents fees, he has more than paid for it in a \$6,000 fine...



LEASED IN JULY

Station Rd, Burpengary	2 Bed T/house, SLUG	\$260 (dec \$15)
Joyce St, Burpengary	3 Bed T/house, ens, SLUG	\$310 (same)
Kernel Rd, Narangba	3 Bed Duplex, ens, SLUG	\$325 (same)
Granger St, Caboolture	4 Bed House, ens, DLUG	\$335 (same)
Elof Rd, Caboolture	4 Bed House, ens, DLUG	\$335 (same)
Newmarket Dve, Morayfield	4 Bed House, ens, DLUG	\$340 (same)
Tucker St, Caboolture	4 Bed House, ens, DLUG	\$340 (same)
Salwood St, Morayfield	4 Bed House, ens, DLUG	\$345 (inc \$5)
Chopin Ct, Burpengary	4 Bed House, ens, DLUG	\$385 (new)
Lilly Cres, Kallangur	4 Bed House, ens, DLUG	\$400 (inc \$10)
Yellow Robin Ct, Narangba	4 Bed House, ens, 4 living areas, DLUG + carport, solar power	\$550 (new)
Rowley Rd, Burpengary	4 Bed House on 3/4 acre, ens, DLUG	\$550 (same)

A Message from the Leasing Department:

Interested to know how we process applications and select tenants? Log onto our website and on the Home Page, click on '15 REASONS WHY..'. Number 5 explains this process.

Changing your Contact Details?

Please note that any change to your contact details or Bank account details needs to be made to us in writing.



This is to protect you against the possibility of fraud. Identity theft is on the rise and we have heard of 2 recent cases in Australia where properties have been sold without knowledge of the rightful owners.

The easiest way to notify us is via our **Change of Details Form**, which can be downloaded from our website (under the Landlords tab). Alternatively you can call our office and we will post it out to you.

CALENDAR DATES FOR AUGUST

DISBURSEMENTS

Wed 6th Aug
Wed 13th Aug
Wed 20th Aug
Wed 27th Aug

Monthly Statement Issued

Wed 27th Aug

OFFICE HOLIDAYS

Royal Show Day
Caboolture ('EKKA')

Mon 11th August



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