

# Tenants have rights

When you live in a share house



**Easy Read**

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This information is only an info guide.

You should not use it instead of legal advice.

**Legal advice** is when you speak to someone like a lawyer about your rights.

This information is only meant for people who live in NSW.

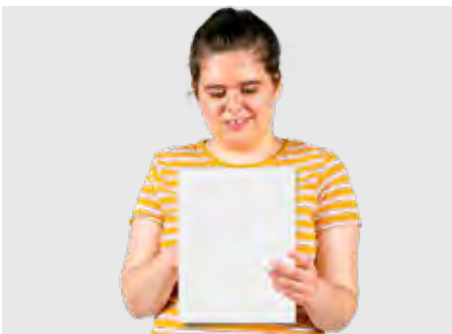
# Share houses



Some people share a house or unit with other people.



You might rent 1 bedroom and share the rest of the place with the other people.



This info guide tells you what you need to know when you move into a share house.



It also tells you what is important when you want to move out again.

This info guide is **not** for people who live in disability housing like



- Specialist disability accommodation SDA
- Supported independent living SIL.

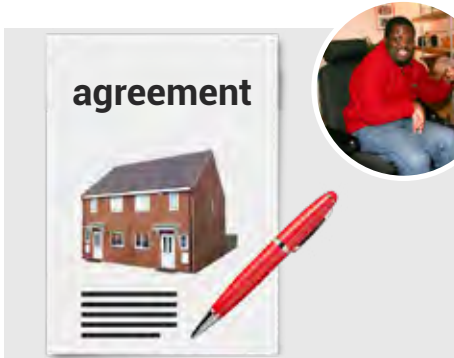
If you live in disability housing you can get help from organisations like



Australian Centre for  
**Disability Law**

- People with Disability Australia
- Australian Centre for Disability Law

# Agreements



If you rent a room in a place make sure you have a written agreement.

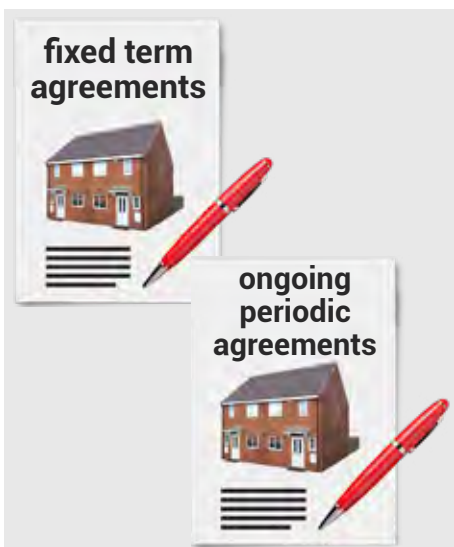


**Agreement** means the rules between

- You
- The other people living there
- The landlord.



The **landlord** is the person who owns the place you rent.



Agreements can be for a short or long time.

You can have

- A **fixed term agreement** that is for a set time that you agree on with the landlord.
- An **ongoing periodic agreement** that has no end date.

# Roles in a share house

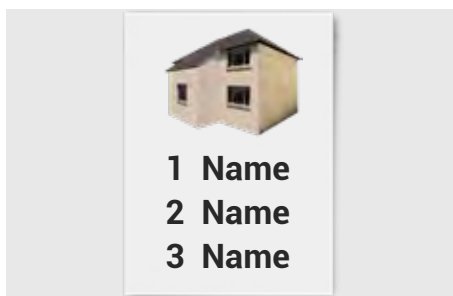


There are 3 roles you can have when you live in a share house.



1. You are a **co tenant**.

This means you and the other people living there are renting the place together.



All of your names are on the agreement with the landlord.



You all share rights and things you need to do.



2. You are the **head tenant**.

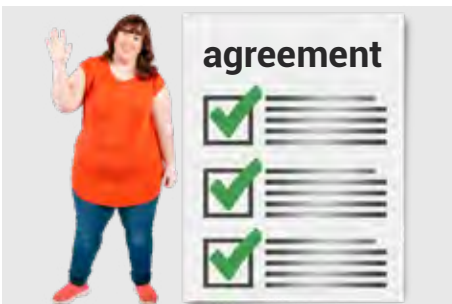
This means you are the person renting the place.



Only your name is on the agreement with the landlord.



The other people rent rooms from you.



They have an agreement with you and **not** the landlord.



3. You are the **sub tenant**.

This means you rent the room from the head tenant.



You have an agreement with the head tenant and not the landlord of the place.



# Bond



If you live in a share house you might have to pay part of the bond.



**Bond** is money NSW Fair Trading keeps for you until you move out.



**NSW Fair Trading** look after the bond of all tenants.



The landlord or the head tenant can use some or all of the money

- To fix things that you broke while you lived in the place
- If you stop paying rent.





When you pay bond make sure you get a receipt.

A **receipt** says how much you paid and when.



Keep the receipt in a safe place.



You can ask for your bond back when you move out.

# Moving out from a share house



Moving out from a share house is different for

- Co tenants
- Sub tenants
- Head tenants.



You also need to check your agreement before you can move out.



There are different rules for

- Fixed term agreements
- Ongoing periodic agreements.



## All co tenants move out

Sometimes all co tenants want to move out at the same time.

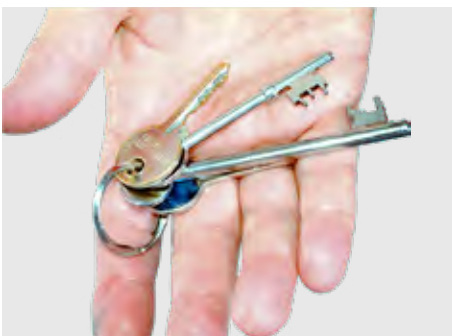


If everyone wants to move out at the end of a fixed term agreement they must

- Tell the landlord **14 days** before
- All sign the termination notice.



The **termination notice** is what you write to your landlord to say when you want to move out.



You must all move out on the day you say and give back the keys.



## 1 co tenant moves out

Sometimes only 1 co tenant wants to move out.



With an ongoing periodic agreement the person must tell the landlord and the other co tenants **21 days** before.



To move out before the end of a fixed term agreement the person must find someone to take over their agreement.



They can then move out and the new person moves into the share house.



The co tenant who wants to leave must ask the landlord if they can move out.



The landlord needs to let them know in writing that it is ok.

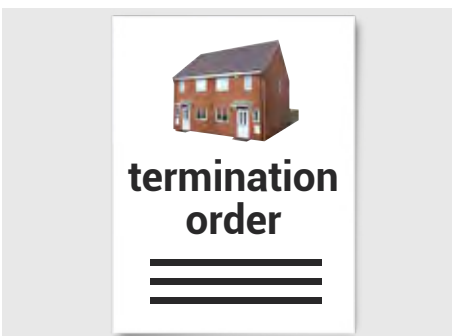


If the landlord does not agree the person might be able to get a termination order from the Tribunal.



**Tribunal** is short for NSW Civil and Administrative Tribunal.

They sort out issues between tenants and landlords.



A **termination order** says that your agreement with the landlord is over.

This goes for any agreement that you are on.

It also says the date you will move out.



It can be difficult to get a termination order.

Make sure you have help.



You can talk to a Tenants Advice and Advocacy Service near you.

**TAAS** for short.



A TAAS can help you with questions about renting and your rights.



To find a TAAS near you go to

**[www.tenants.org.au/get-advice](http://www.tenants.org.au/get-advice)**



## Moving out as a sub tenant

If you are a sub tenant and you want to move out you must tell the person you rent from.



21  
days

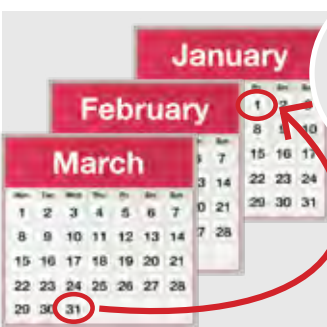
You must tell them

- **21 days** before you want to move if you have an ongoing periodic agreement



14  
days

- **14 days** before the end of a fixed term agreement.



90  
days

If your head tenant wants you to move out they must tell you

- **90 days** before if you have a periodic agreement



30  
days

- **30 days** before the end of the fixed term agreement.





## Moving out as the head tenant

Sometimes only the head tenant wants to move out.



If you are the head tenant and you want to move out you need to talk to

- The landlord
- The other people living in the place with you.



You need to sort out together what happens.



It is best to get help from a TAAS to sort it out.

Council for Intellectual Disability made this document Easy Read. **CID** for short. You need to ask CID if you want to use any pictures in this document. You can contact CID at [business@cid.org.au](mailto:business@cid.org.au).