

CONSUMER AFFAIRS ADVICE

THE LEASE TERM IS UP AND YOU OR THE LANDLORD DON'T WANT TO RENEW THE TENANCY

If either you or the landlord wants to end the tenancy at the end of the fixed term period, 14 days written notice must be given.

If the fixed term of the tenancy has ended and you are in a periodic agreement, you must give 14 days notice if you want to move out.. You should do this in writing and keep a copy. The landlord must give 42 days notice, also in writing, if he or she wants you to move out.. If the place is sold, then the new owner or landlord must still give you 42 days notice.

FINAL INSPECTION

Remember when you moved in to the property you completed and signed a condition report?

The landlord/agent will want to check the property when you are ready to move out to see if there is any damage not recorded on the condition report you signed when you moved in.

If the place is clean and you have caused no damage, the landlord/agent **must** return your 4 weeks security deposit/bond (that he or she has been holding), to you within 7 business days of you moving out.

GETTING THE BOND BACK AT THE END OF THE TENANCY

If the landlord/agent is keeping some or all of the security deposit for such things as unpaid rent, damages, cleaning, electricity or gas, he or she must advise you in writing within 7 business days after you move out. This notice must include copies of receipts or quotes proving the costs that he/she is claiming.

If you do not agree with the reasons the landlord/agent has given for keeping the bond, you should first talk to him or her about the matter and if you cannot agree phone Consumer Affairs on 1800 019 319 for further advice.

DISPUTES BETWEEN LANDLORDS AND TENANTS

Where a dispute or disagreement comes about between a landlord and a tenant, and the matter cannot easily be sorted out between them, even with Consumer Affairs' help, either of them may apply to Consumer Affairs to get a final decision made.

This information is provided as a guide only, and tenants are urged to contact Consumer Affairs for further information on their rights and responsibilities under the *Residential Tenancies Act*.

Consumer Affairs,

Darwin	Alice Springs
Old Admiralty Towers, 68 The Esplanade GPO Box 1722, Darwin NT 0801	Level 1, Belvedere House, Parsons Street PO Box 1745, Alice Springs NT 0871
Email: consumer@nt.gov.au	
Web site: consumeraffairs.nt.gov.au	
or phone 1800 019 319	

General Disclaimer: The material contained in this publication is intended for use as a guide and for general information only. It is not intended to be a substitute for independent professional advice. The Northern Territory Department of Justice accepts no responsibility or liability for the correctness, accuracy and completeness of any of the material contained in this publication and recommends that users of this publication exercise their own skill, care and judgment in the application of the information contained in the publication.