

Moving in with others?



SHARE HOUSE LIVING

Information for Tenants

CO-TENANCIES VS. SUB-LEASES

Two or more tenants with a shared relationship to the landlord/agent are considered co-tenants. Often you can tell if you are in a co-tenancy if there is more than one person listed on the lease as a tenant. Co-tenants are joint and severally liable for paying the rent and damage, meaning the landlord/agent may come after any of the co-tenants for the full rent or damage even though another tenant moves out or is responsible for the damage. Co-tenants can then sort out any debts between themselves.

Sub-tenants are those with a lease agreement with the 'head' tenant(s) and generally have no direct relationship with the landlord/agent.

Sub-tenancies are permitted under the following two conditions: 1) the 'head' tenant(s) must occupy the premises and 2) the 'head' tenant(s) must get consent from the landlord/agent. The landlord/agent must not unreasonably withhold consent. A Bill currently before Parliament may change these conditions so check the Tenants' Union website for updates. Sub-tenancies are not covered under the Act but an agreement will be subject to general contract law.

THINGS TO CONSIDER

Rent Payments

When in a share house some decisions need to be made about the various amounts of rent each person pays. Some households have equal rent, some have a discount for small rooms or if a couple share a room, others have discounts for doing extra chores. Be sure that all joint tenants are clear about their rent and where possible get it in writing.

Transferring a Bond

Tenants moving in or out may need to fill out a Tenant Transfer Form. Generally incoming tenants lodge the form with the RDA through Service Tasmania and pay their bond to the outgoing tenant.

Housework

- Do you all need to make a roster so the housework gets done fairly?
- Does everyone do everything in equal shares, or do some people prefer some chores to others?
- Does the landlord pay for the gardening or is it the responsibility of tenants?

Food

- Is food bought together (communally)?
- Is food cooked together (communally)?

Bills

- Is there a shared telephone, and if so how will the bill be split (calls and line rental)?
- How will electricity and gas bills be divided?
- If there is an internet connection, who uses it and how will it be divided?

USEFUL CONTACTS

Tenants' Union of Tasmania Inc
166 Macquarie Street Hobart
☎ 6223 2641 or 1300 652 641
www.tutas.org.au

Rental Deposit Authority (MyBond)
Residential Tenancy Commissioner
Consumer Affairs and Fair Trading
☎ 1300 654 499
www.mybond.tas.gov.au