

COMPREHENSIVE GUIDE TO KNOW ABOUT TENANCY AGREEMENTS



ABSTRACT

Tenancy agreements are foundational legal documents that outline the rights and responsibilities of landlords and tenants. Understanding their terms is crucial for fostering transparent, lawful, and harmonious rental relationships. This guide provides a comprehensive overview of tenancy agreements, covering key components, types, legal implications, and practical tips for both parties involved.

INTRODUCTION

Whether you're renting out a property or moving into a new home, a tenancy agreement is a critical document that sets the framework for your rental arrangement. It details obligations such as rent payments, maintenance duties, lease duration, and conditions for termination. Knowing what to look for in a tenancy agreement not only protects your legal rights but also helps avoid potential disputes. This guide walks you through everything you need to know to confidently navigate tenancy agreements in a clear and practical manner.

I. Rental agreements (leases)

The rental agreement between you and the rental provider (landlord) sets out what each of you will do, or not do, while you rent the property. There are laws about what can be included in a rental agreement (lease). We recommend you read this page and any rental agreement you are given carefully before signing or agreeing to anything.



Fixed-term or periodic agreements

A rental agreement, also often referred to as a lease, may be for a fixed term, for example for a period of 12 months, or periodic, for example month to month.

Fixed-term agreements are more secure because they make it harder for the landlord to evict you, but can be expensive if you want to move out before the end of the fixed term. Only commit yourself to a fixed-term agreement if you are reasonably sure that you want to stay for the full term of the agreement.

Verbal rental agreements

If you have a verbal agreement or an agreement that is only partly in writing, you can apply to the Victorian Civil and Administrative Tribunal (VCAT), which can make an order that the rental provider (landlord) must enter into a written rental agreement with you [section 29B].

Written rental agreements

If the rental agreement is in writing, it must be on a form prescribed by Consumer Affairs Victoria [section 26]. These template forms are for all properties rented out from 29 March 2021, when new rental laws started.



It is against the law for a rental provider or their agent to prepare a written rental agreement that is not on a Consumer Affairs Victoria form. You must be given a copy of the agreement to review before you are asked to sign it [section 29].

Consumer Affairs Victoria templates

- Rental agreement forms - [CAV website]

What must be in a written agreement

The rental agreement must include:

- When the agreement starts
- The address of the property
- The length and type of agreement (fixed term or periodic)
- Details, including contact details, for you and the rental provider, and their agent if they have one

Prohibited terms

From 29 March 2021, when the new rental laws started, some terms are prohibited, or banned. They cannot be included in new rental agreements [section 27B, regulation 11].

If a prohibited term is included in the rental agreement it will be invalid and cannot be enforced by the rental provider [section 27].

If the rental provider refuses to remove any prohibited terms you can apply to the Victorian Civil and Administrative Tribunal (VCAT), which can order that a term is invalid [section 28, section 472].

The prohibited terms include any that:

- Stop you claiming compensation because the property was not available at the start of the rental agreement
- Require you to pay rent in a way that forces you to pay fees
- Require you to take out any form of insurance. However, we recommend you get home contents or renter's contents insurance, as the rental provider's insurance will not cover your personal belongings.
- Require you to indemnify the rental provider: for example, a term requiring you to protect or compensate the rental provider if something goes wrong
- Say the rental provider or their agent are not responsible for their actions or the actions of anyone acting on their behalf while you are renting the property
- Make you pay for an insurance excess paid by the rental provider for a landlord insurance policy
- Require you to use a third-party service provider, except for an 'embedded energy network provider' where power is supplied jointly, such as to all apartments in a building

- Make you responsible for, or make you pay for, any safety-related maintenance that is the rental provider's responsibility
- Make you responsible for, or make you pay for, professional cleaning at the end of your agreement, unless this can be requested under the standard terms of the agreement (see standard term 11 on professional cleaning in Consumer Affairs Victoria's prescribed written rental agreement form)

It is against the law to include a prohibited term in a rental agreement [section 26A].

You have a right to negotiate any additional terms and to ask for any you do not agree with, or that are unfair or invalid to be removed before you sign. You can cross out and initial any additional terms that you do not agree to before you sign.

If the rental provider refuses to remove any additional terms that are unfair or invalid, you can apply to the Victorian Civil and Administrative Tribunal (VCAT). It can order that a term is invalid and is excluded, or needs to be altered, if it is harsh, unreasonable or otherwise invalid under the law [section 28, section 472].

Rental provider does not sign

If you sign a rental agreement and return it to the rental provider, or their agent, but the rental provider does not sign it, it will be valid even without that signature if the rental provider or agent:

- Accepts a rent payment from you
- Behaves as if the agreement has been signed: for example, they give you a condition report or keys for the property [section 29A]



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II. Ten Terms To Include In Your Lease Agreement

A lease or rental agreement sets out the rules landlords and tenants agree to follow in their rental relationship. It is a legal contract, as well as an immensely practical document full of crucial business details, such as how long the tenant can occupy the property and the amount of rent due each month. Whether the lease or rental agreement is as short as one page or longer than five, typed or handwritten, it needs to cover the basic terms of the tenancy.

Here are some of the most important items to cover in your lease or rental agreement.

1. Names of all tenants. Every adult who lives in the rental unit, including both members of a married or unmarried couple, should be named as tenants and sign the lease or rental agreement. This makes each tenant legally responsible for all terms, including the full amount of the rent and the proper use of the property. This means that you can legally seek the entire rent from any one of the tenants should the others skip out or be unable to pay; and if one tenant violates an important term of the agreement, you can terminate the tenancy for all tenants on that lease or rental agreement.

2. Limits on occupancy. Your agreement should clearly specify that the rental unit is the residence of only the tenants who have signed the lease and their minor children. This guarantees your right to determine who lives in your property--ideally, people whom you have screened and approved--and to limit the number of occupants. The value of this clause is that it gives you grounds to evict a tenant who moves in a friend or relative, or sublets the unit, without your permission.

3. Term of the tenancy. Every rental document should state whether it is a rental agreement or a fixed-term lease. Rental agreements usually run from month to month and self-renew unless terminated by the landlord or tenant. Leases, on the other hand, typically last a year. Your choice will depend on how long you want the tenant to stay and how much flexibility you want in your arrangement.

4. Rent. Your lease or rental agreement should specify the amount of rent, when it is due (typically, the first of the month) and how it's to be paid, such as by mail to your office. To avoid confusion and head off disputes with tenants, spell out details such as:

--acceptable payment methods (such as personal check only)

--whether late fees will be due if rent is not paid on time, the amount of the fee and whether there's any grace period, and

--any charges if a rent check bounces.

5. Deposits and fees. The use and return of security deposits is a frequent source of friction between landlords and tenants. To avoid confusion and legal hassles, your lease or rental agreement should be clear on:



--the dollar amount of the security deposit (be sure you comply with any state laws setting maximum amounts)

--how you may use the deposit (for example, for damage repair) and how the tenant may not use it (such as applying it to last month's rent)

--when and how you will return the deposit and account for deductions after the tenant moves out, and

--any legal non-returnable fees, such as for cleaning or pets.

It's also a good idea (and legally required in a few states and cities) to include details on where the security deposit is being held and whether interest on the security deposit will be paid to the tenant.

6. Repairs and maintenance. Your best defense against rent-withholding hassles and other problems (especially over security deposits) is to clearly set out your and the tenant's responsibilities for repair and maintenance in your lease or rental agreement, including:

--the tenant's responsibility to keep the rental premises clean and sanitary and to pay for any damage caused by his or her abuse or neglect

--a requirement that the tenant alert you to defective or dangerous conditions in the rental property, with specific details on your procedures for handling complaint and repair requests, and

7. Entry to rental property. To avoid tenant claims of illegal entry or violation of privacy rights, your lease or rental agreement should clarify your legal right of access to the property--for example, to make repairs--and state how much advance notice you will provide the tenant before entering.

8. Restrictions on tenant illegal activity. To avoid trouble among your tenants, prevent property damage and limit your exposure to lawsuits from residents and neighbors, you should include an explicit clause prohibiting disruptive behavior, such as excessive noise, and illegal activity, such as drug dealing.

9. Pets. If you do not allow pets, be sure your lease or rental agreement is clear on the subject. If you do allow pets, you should identify any special restrictions, such as a limit on the size or number of pets or a requirement that the tenant will keep the yard free of animal waste.

10. Other Restrictions. Be sure your lease or rental agreement complies with all relevant laws, including rent control ordinances, health and safety codes, occupancy rules and antidiscrimination laws. State laws are especially key, since they may set security deposit limits, notice requirements for entering the rental property, tenants' rights to sublet or bring in additional roommates, rules for changing or ending a tenancy, and specific disclosure requirements such as whether there has been past flooding in the rental unit.

III. Knowing your rights when signing an agreement (lease)

A rental agreement is a contract between a renter and a rental provider (landlord). Once you have signed it, there is no 'cooling off' period. It is important to understand what you are agreeing to when you sign a rental agreement.

Other pages have information about rooming houses and caravan parks or things you check when starting a site agreement in a residential park or village.



Questions renters cannot be asked

A rental provider is not allowed to ask for certain information from potential renters:

- whether they have previously taken legal action or had a dispute with a rental provider
- about their bond history
- for a full statement from a credit or bank account with all the transactions (you can delete transactions that you don't feel comfortable showing)
- certain protected attributes outlined in the *Equal Opportunity Act 2010* (e.g. ethnicity). If they do make such a request, they must provide the reason they are requesting that information in writing.

Report an issue with an advertised rental property

Prospective renters, real estate agents or members of the public with concerns about an advertised rental property can report an issue to us. Find out more, view [Report an issue with an advertised rental property](#).

Using the correct agreement (lease)

You must use the 'prescribed form' when entering into a written rental agreement. A prescribed form is defined by Victorian rental law.

Either a rental provider or renter can request that certain conditions be included in a rental agreement. For example, a rental provider might include a condition that says no smoking is allowed inside the property.

A rental provider or renter cannot agree to any terms which are inconsistent with the term of the *Residential Tenancies Act* or the standard rental agreement. This will be invalid. For example, the rental provider cannot include a term saying that they will inspect the property every month.

Receiving notices and other documents electronically

Renters and rental providers can agree to receive notices and other documents from each other electronically (usually via email). This should be noted in the rental agreement.

If you consent to receive notices electronically, make sure you provide an email address that you check regularly.



A renter can withdraw their consent at any time by telling their rental provider. We recommend doing this in writing. If your email address changes during your rental agreement, you must tell the other party immediately.

Paying rent and fees

Renters must be given at least one way to pay rent that does not require them to pay fees. For example, this might be by direct bank transfer or direct debit.

A rental provider cannot require the renter to pay more than one month's rent in advance unless the weekly rent is more than \$900. If you want to pay more, you can. For more information, see paying rent and rent in advance.

Rental providers cannot charge for:

- the costs of preparing the agreement
- a set of all house keys for each renter on the agreement.

Bond amounts

Usually, a rental provider cannot ask for a bond that is higher than the amount of one month's rent. Find out more about bond payments and amounts.

Before you sign

When you make an agreement with someone to rent their property to live in, you are entering a residential rental agreement. This is a legal document, and it can take time to end the agreement, so you need to be confident that the property is right for you.

Before you sign a rental agreement, the rental provider must let the renter know:

- if they intend to sell the premises, and if so, whether they have engaged an agent to sell the property, or if there is a contract of sale
- if a mortgagee is taking action to possess the premises, and if so, whether a mortgagee has commenced proceedings to enforce the mortgage
- if they are the owner of the property, or if they are not the owner of the property but they have a right to rent the property out
- if the premises are supplied with electricity from an embedded electricity network. If so, the rental provider must provide the trading name of the embedded network, ABN of the embedded network operator, the contact details, and electricity tariffs and any other fees applicable (or details where that information may be accessed)
- if, to the best of the rental provider's knowledge, the rental property or common property has been the location of a homicide in the last five years
- if the rental property meets the rental minimum standards
- if, in the last three years, the rental provider has received a repair notice(s) seeking repair of mould or damp related to the building structure. (This disclosure requirement only starts after 31 December 2021)
- the date when an electricity safety check was last conducted at the premises
- the date when a gas safety check was last conducted at the premises
- whether there are any outstanding recommendations from the electricity and gas safety checks
- if the rental property is a heritage listed place
- if, to the best of the rental provider's knowledge, the rental property has been used for the trafficking or cultivation of a drug of dependence in the last five years
- if, to the best of the rental provider's knowledge, the rental property has asbestos in it
- if, to the best of the rental provider's knowledge, the rental property is affected by any building or planning application lodged with a relevant planning authority

Terms that should not be in your rental agreement

A rental provider or renter must not prepare or authorise the preparation of a rental agreement of up to five years which includes a prohibited or invalid term.

If you think an invalid term has been included in your rental agreement, seek advice from us. VCAT may declare that a term of a rental agreement is invalid.

List of conditions that cannot be included



Renters cannot be required to:

- take out any form of insurance
- pay additional rent or penalties if they break the rules in the agreement
- pay for the rental provider or agent to prepare the agreement
- pay rent in advance in a way that requires additional costs (other than bank fees or account fees payable on the renter's bank account)
- use the services of a third party service provider nominated by the rental provider other than an embedded network
- pay for or organise maintenance of safety equipment that is the rental provider's responsibility
- indemnify the rental provider.

The agreement also cannot say that:

- rent will be reduced if the renter does not break the rules in the agreement
- the renter will be paid rebates or other payments if they do not break the rules in the agreement

There is a penalty for including a prohibited term in a rental agreement.

Minimum standards for a rental property

Rental providers must make sure their property is maintained according to rental minimum standards. This includes making sure:

- the property has no mould, pests or vermin
- existing appliances like ovens and stoves are in working order
- there is a safe, working heater
- there is a reasonable supply of hot water to the kitchen and bathroom
- the property's structure is safe and weatherproof.

This is not a full list of the minimum standards. For more information about minimum standards, see [Minimum standards for rental properties](#).

What rental providers must give renters

At the start of every rental agreement, the rental provider or agent must give renters:

- a copy of the rental agreement if it's in writing
- a copy of our Renters guide either as a paper copy or digitally if you have agreed to receive documents electronically
- a phone number in case you need urgent repairs done out of business hours
- the rental provider or agent's full name, a postal address for sending them documents, and an email address (if they agreed in writing to receive notices and other documents electronically)

If renters had to pay a bond, the rental provider must give them:

- two copies of the condition report (or one electronic copy)
- a bond lodgement form to sign, so the bond money can be lodged with the Residential Tenancies Bond Authority.

If there is an owners' corporation, renters must be given a copy of their rules.

Checklist for signing a rental agreement

- The agreement is not incomplete or blank.

- The bond is not more than one month's rent unless the rent is more than \$900 per week.
- You are not required to pay more than one month's rent in advance (unless you choose to or your rent is more than \$900 per week).
- There is at least one way to pay the rent where you do not have to pay a fee to a third party.

IV. Landlord: Duties, Responsibilities, and Rights

What Is a Landlord?

A landlord is someone who owns and rents real estate. Landlords can be individuals, businesses, or other entities. Landlords typically provide the necessary maintenance or repairs during the rental period. Specific duties and obligations are normally outlined in a lease agreement.



What Landlords Do

As noted above, a landlord is anyone who owns property and rents it out to someone else. This party is called the tenant. Landlords invest in real estate as a source of profit. By owning property and leasing it out, a landlord can earn a steady stream of income along with the potential for appreciation of their properties.

Landlords may be individuals, businesses, or other entities, such as government agencies. Similarly, the types of properties they own can also vary. That means that the types of properties they own aren't limited to just homes. In addition to single-family residences, their real estate portfolios may include:

- Multi-family residential dwellings, such as multi-family homes, apartment buildings, and condominiums
- Land and empty lots
- Vacation properties, such as cottages and villas
- Commercial properties, such as standalone business properties, shopping malls, office buildings, or mixed-use buildings

Absentee Landlords

There are some landlords who own property but don't live or work near the property. These people or entities are called absentee landlords. Being an absentee landlord can be risky. Damage due to tenant negligence or misbehavior is an ongoing worry. In addition, squatting situations can arise without adequate monitoring of the property.

Landlord Rights and Responsibilities

Landlords have specific rights and responsibilities that vary from state to state. There are also general laws that are common to all states.

Landlords have the right to collect rent as well as any prearranged late fees. They also have the right to raise the rent as defined in the tenant-landlord lease agreement. When tenants do not pay rent, landlords have the right to evict them. The process of eviction varies from state to state. Most states provide landlords with the ability to collect back rent as well as legal costs.

Fast Fact

In 2019, Oregon became the first state to implement statewide rent control, placing a limit on rent increases.¹

Landlords are responsible for maintaining their rental properties and keeping them in habitable condition. They must ensure that properties are clean and empty when new tenants move in. In addition, landlords must follow all local building codes, perform prompt repairs, and keep all vital services, including plumbing, electricity, and heat, in working order.²

Landlords are also responsible for managing security deposits. While landlords have the right to charge tenants a security deposit to cover property damage and unpaid rent, the deposit doesn't belong to the landlord. The laws governing security deposits vary from state to state.



Types of Landlords

Landlords may be individuals, corporations, or other entities, such as government agencies.

Individuals may own one or more properties and rent them out to supplement their incomes or as a way to diversify their investment portfolios. For instance, a middle-aged couple may decide to purchase a second home and rent it out as a way to increase their monthly income. Keeping the property rented out during retirement can help these individuals supplement any money they receive from Social Security benefits or their investments.

Other landlords, such as corporations, may be in the business of purchasing properties for the express purpose of renting them out. For example, a real estate corporation may purchase office buildings and rent them out to different businesses for monthly rent.

Municipal governments, especially those in large cities, often own housing corporations. These agencies own, rent out, manage, and maintain affordable or subsidized housing rentals to those in need. Rental payments are commonly determined based on a tenant's income for these dwellings.

Advantages and Disadvantages of Being a Landlord

There are advantages and disadvantages to becoming a landlord.

Advantages of Being a Landlord

- Tax-deductible costs
- Income stream
- Potential for appreciation

Disadvantages of Being a Landlord

- Various responsibilities of maintaining and managing the property
- Taxes on capital gains
- Unforeseen costs
- Unique legal liabilities

On the pro side, most costs associated with rental properties are tax-deductible. If there is no net profit after expenses, rental income is essentially un-taxed income. As the rental property mortgage is paid down, landlords increase their ownership percentage of their property and gain access to the appreciation of value.

Limits on a Landlord's Rights

There are four main things landlords aren't allowed to do:

Discriminate: The Fair Housing Act strictly forbids landlords from denying a lease to someone based on their race, color, national origin, sexual orientation, familial status, disability, or gender.⁶

Enter without proper notice: Unless it's for an emergency situation, landlords must give proper notice before entering a property. Laws vary by state, but many statutes require at least 24 hours' notice.

Evict tenants improperly: A landlord may evict a tenant, but they must always go through the proper legal channels. Failure to follow proper protocol may put the landlord in a precarious legal position.

Raise rents without notice: Landlords must give ample notice before increasing a tenant's rent (typically a minimum of 30 days). And depending on the state, rent control laws might prevent landlords from raising rents above a certain limit, even when the lease is up for renewal.

How Do I Report a Landlord for Negligence?

In most cases, you must first notify the landlord of any issue(s) before you file a complaint. If there is no response or the landlord doesn't rectify the situation, you may file a complaint with the local health department, the Rental Protection Agency, the Department of Housing and Urban Development's (HUD) Multifamily Housing Complaint Line, and/or the local police.



Landlords have specific duties, responsibilities, and rights. Some of them vary by state, but some are common to all states. They all should be outlined in the lease agreement. This legal contract states the rent the tenant must pay and for how long. It also stipulates the duties and responsibilities of both landlords and tenants and the consequences of a breach.

V. What To Expect During A Bond Cleaning Inspection

Bond cleaning inspection is crucial when moving out of your rental property in Victoria. The scrutiny of every nook and cranny adds pressure to the entire process. Most tenants lose their deposited security due to cleanliness issues. Leaving the property in a disorderly state can lead to rental disputes and affect future rental opportunities.

Acknowledging your bond cleaning responsibilities as a tenant and passing your final inspection without hassle is important. According to the rental laws in Victoria, the landlord strictly assesses the property's condition to ensure it is ready for the next occupants.

So, here is a comprehensive guide to help you understand what to expect during the final rental inspection and how to perform a bond cleaning efficiently. You can seek assistance from the best end of lease cleaning Melbourne experts and leave a great impression on your landlord or property manager.

Let's Get Started!

1. Detailed Comparison to the Entry Condition Report

Landlords or property managers strictly conduct the final inspection process to identify potential cleaning and maintenance issues. So, you can first expect a comparison of the property's current condition with the entry condition report.



It is a document given to the tenant at the beginning of their lease that outlines the actual state of the property, room by room. This includes a checklist of every area, including bathrooms, kitchens, fixtures, appliances, living room, bedrooms and outdoor areas.

As a tenant, you must refer to the property condition report before the final inspection and clean accordingly. It is important to note that you are not liable for pre-existing damages or dirty areas.

Bonus Tip: Normal wear and tear of the premises is acceptable by landlords. This includes fading of paint, minor scuff marks and small holes in walls.

2. Detailed Cleaning Assessment

The inspection focuses on evaluating the cleanliness aspect of the premises. Landlords check for dirt, grime, grease and gunk in all rooms and important areas during the process. Here is a quick breakdown to help you understand the key expectations:

- **Detailed Dusting:** Remove dust, dirt and loose debris from your walls, shelves, picture frames and light fixtures. Make sure you cover hard-to-reach areas for effective results.

- Kitchen: Remove oil splatters, build-up grease and grime from your cabinets, countertops, stovetop, appliances, sink and faucets of your kitchen.
- Cleaning of skirting boards and baseboards
- Washing windows inside and outside
- Vacuuming blinds and washing curtains
- Clean door tracks
- Grout lines and tiled areas

You can hire professional end of lease cleaners in Melbourne as they carry a pre-approved cleaning checklist, covering all important and hidden spots for a stress-free experience.

3. Special Attention to Appliances and Fixtures

Believe it or not! Bond Cleaning inspections are meticulous, and landlords can deduct your bond money if you leave the appliances and fixtures untreated or dirty. They thoroughly check all appliances, inside and outside. This includes the oven, stovetops, microwave, BBQ, refrigerator, dishwasher, washing machine, air conditioner, etc.



So, create a proper checklist and follow the best methods to clean your oven and kitchen appliances by removing stains, grime, gunk and grease like a pro. You can use eco-friendly products like vinegar, baking soda or lemon for an effective result.

Also, ensure the fixtures, like faucets, light fittings, showerheads, toilets, etc, are clean and fully functional.

4. The Hygiene in Bathrooms

If left untreated, bathrooms can be a breeding ground for lethal germs, bacteria, and mould infestation. That's one of the reasons why landlords inspect every inch of the bathroom before returning the bond money.

Soap scum on a spa bathtub or rust on a showerhead may lead to bond deductions. So, follow a proper checklist and spruce up the shower area, glass doors, tiles, bathtubs, toilets, tiles, grout lines, mirrors, windows, exhaust fans, counters, sink and faucets. Do not forget the high-touch areas like doorknobs, flush handles, towel rails, etc.

Bonus Tip: Use white vinegar to dislodge dirt and grime from your bathroom.

5. Thorough Evaluation of Carpets and Hard Floors

Landlords thoroughly inspect carpets and floors. Faded, dull, stained or discoloured carpets can lead to disputes. Similarly, tiled, hardwood and laminate floors need to be spotless and scratch-free to pass your rental inspection.

It is good to vacuum your carpets and rugs. For stubborn stains, spray vinegar and blot it with a microfiber cloth. Steam cleaning can also help you achieve desired results without using harsh chemicals.

Sweep and mop your floors, including underneath heavy furniture pieces. Do not overuse water or abrasive cleaners on wooden or tiled floors.

6. Inspection of Exterior Areas

If your rental property has a balcony, lawn, and garage, a landlord will thoroughly check these areas to ensure it is in clean condition. Most tenants forget to clean the garage walls or patio areas and lose their bond money. So, it is good to mow your lawn and maintain your garden, remove stains from your driveway and clean your patio areas to impress your fussy landlord.

7. Adhering to a Professional Approach

During the bond cleaning inspection, landlords expect professional behaviour from tenants. This may include:



- **Punctuality Matters:** This shows your respect for the landlord or property manager, leaving a great impression on them.
- **Cooperative Nature:** Walk through the premises with the landlords and listen to their feedback. Ensure you acknowledge their concerns to pass your rental inspection without any stress.
- **Don't hesitate:** If you have any doubt, ask questions for better clarification.
- **Discuss the Issues:** If the landlord has any issue, resolve it within a reasonable timeframe to secure your hard-earned bond money.

It is always good to book experts for a quality end of lease cleaning Melbourne. They can help you get the full bond back in a seamless manner. Make sure you know the estimated cost before making the final decision.

Hopefully! This guide has helped you understand the key expectations during a bond cleaning inspection. It enables you to effectively prepare a rental property, increasing the chances of securing the full bond amount.

CONCLUSION

A well-drafted and thoroughly understood tenancy agreement benefits both landlords and tenants by creating clarity and reducing conflicts. From understanding your rights to knowing how to handle disputes, staying informed is the best way to ensure a smooth rental experience. By following the insights provided in this guide, all parties can enter into rental agreements with greater confidence and mutual understanding.

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