

THE LEASE TERM IS UP AND IS NOT BEING RENEWED

If either you, or the landlord, want to end the tenancy when a fixed term lease ends, a 14 days written notice must be given.

If the fixed term of the tenancy has ended and you are still living in the property without a renewed written lease then you are in a periodic agreement, and you must give 14 days notice if you want to move out. You should do this in writing and keep a copy. In a periodic agreement 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 the Northern Territory Civil and Administrative Tribunal (NTCAT) to get a final decision made.