

UNCLAIMED RENTAL BOND MONEY

A bond or security deposit is usually required to be paid by a tenant to a landlord on entering into a residential tenancy agreement; the amount of the bond must not be greater than 4 weeks rent.

At the end of the tenancy the bond must be returned in full to the tenant unless there are claims against it due to, for example, non-payment of rent and cleaning and repair costs at the property.

Sometimes, however, if the tenant has not provided a forwarding address to the landlord or agent, or for some other reason the bond has not been paid (e.g. a bond cheque may not have been cashed), and the landlord or agent has had possession of the bond for 6 months after the end of the lease, the bond is required to be transferred to the Tenancy Trust Account, administered by the Commissioner of Tenancies. This money is then available for claim by the tenant.

Claiming a bond

If you believe that a bond owed to you is being held by the Commissioner of Tenancies, you can contact Northern Territory Consumer Affairs to see if your details match those held by the Commissioner. You will need to provide your full name, the full address of where the tenancy was held and the date you vacated the premises. If you are advised that the details provided match those in the database, you will be required to complete and submit a claim form.

If you believe that the address is your past tenancy and you did not receive your bond, you can claim it by completing the claim form (RT12 - Unclaimed Tenancy Bond Claim Form) and sending it to NT Consumer Affairs at PO Box 40946 Casuarina NT 0811, by fax 08 8935 7738 or by email to consumer@nt.gov.au.

If the bond is recorded on the database in two or more names, you will only be entitled to an equal proportion of the bond unless you can provide a bond receipt made out in your name alone, or provide a letter of authorisation, from the other contributors to the bond, with a copy of his/her drivers license or other ID.

If the information you provide satisfies the Commissioner that you are indeed the rightful owner of the bond held in trust, you will be required to complete an authorisation form to enable payment of the bond by bank transfer or cheque. If you require any rental advice, please call our office on 1800 019 319 or email us at consumer@nt.gov.au.