

THE ESSENTIAL TENANCY GUIDE HOW TO HANDLE AGREEMENTS, DISPUTES, AND MORE

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ABSTRACT

The Essential Tenancy Guide provides a comprehensive overview of managing rental agreements and resolving disputes between landlords and tenants. It covers the critical aspects of drafting and understanding tenancy agreements, ensuring that both parties are clear on their rights and responsibilities. The guide emphasizes the importance of detailed contracts that address common issues such as rent payments, maintenance responsibilities, and termination conditions to prevent misunderstandings and conflicts.



In addition to contract management, the guide offers practical advice on handling disputes that may arise during the tenancy. It outlines steps for effective communication and negotiation, and provides strategies for addressing common disputes, including property damage and late rent. By offering insights into legal frameworks and dispute resolution techniques, the guide aims to equip both landlords and tenants with the knowledge needed to maintain a harmonious rental relationship and navigate conflicts constructively.

LET'S GET STARTED

The Essential Tenancy Guide is a crucial resource for both landlords and tenants, designed to streamline the process of managing rental agreements and addressing potential disputes. This guide delves into the fundamentals of crafting clear and comprehensive tenancy agreements, highlighting the importance of specifying terms related to rent, property maintenance, and lease duration. It provides practical tips on how to ensure that agreements are legally sound and mutually beneficial, reducing the likelihood of conflicts and fostering a transparent rental relationship.

Beyond the drafting of agreements, the guide also addresses effective strategies for resolving disputes that may arise during the tenancy. It covers methods for open communication, negotiation techniques, and steps to take if disputes escalate. By offering practical advice on legal recourse and mediation, the guide equips both parties with the tools needed to handle disagreements constructively and maintain a positive rental experience.

INTRODUCTION – RENTAL AGREEMENTS

Rental agreements are formal contracts between a landlord and a tenant outlining the terms and conditions of renting a property. These agreements specify essential details such as the rental amount, payment schedule, duration of the lease, and responsibilities for property maintenance. They also address issues like security deposits, utilities, and procedures for terminating the lease. The primary goal is to protect both parties by clearly defining their rights and obligations.

Residential rental (or lease) agreements are either periodic or fixed-term.

All written tenancy agreements must be done using the Residential tenancy agreement (Form 1AA). Whether the agreement is written or verbal, a tenant must also be given the 'Information for tenant' sheet.

If the agreement is in writing, the lessor must give the tenant a copy of the agreement. A tenant should also get another copy when it is signed by the lessor/property manager and tenant/s within 14 days of it being signed.

The lessor cannot make a residential tenancy agreement containing terms or conditions which contract out of the Residential Tenancies Act 1987 (the Act). A tenant and lessor can agree to have clauses added as long as these don't change the rights and obligations under the Act.



TYPES OF RENTAL AGREEMENTS

Rental agreements come in various types, each tailored to different rental situations and needs. Here are the main types:

1. Fixed-Term Lease: This is a lease agreement with a set duration, typically ranging from six months to a year. It clearly defines the start and end dates of the rental period. Both parties are committed to the terms for the entire lease term, and early termination usually requires specific notice or penalties.

2. Month-to-Month Lease: Also known as a periodic lease, this type provides more flexibility than a fixed-term lease. The lease automatically renews each month unless either party gives notice to terminate. It's ideal for tenants or landlords who may need to change their living situation or rental terms frequently.

3. Sublease Agreement: This occurs when a tenant rents out the property, or a portion of it, to another person while retaining their own lease with the landlord. The original tenant remains responsible for the lease and must get the landlord's approval before subleasing. The sublease agreement details the terms under which the subtenant will occupy the property.

4. Rent-to-Own Agreement: This hybrid agreement allows tenants to rent the property with the option to purchase it at the end of the lease term. A portion of the rent paid may be credited toward the purchase price, making it a viable option for those who plan to eventually buy the property.

5. Commercial Lease: Designed for renting business properties, this lease type includes terms tailored to commercial use. It covers aspects like the use of the property for business purposes, modifications to the space, and often includes more complex terms than residential leases.

FOUR STEPS TO ESTABLISH A SUCCESSFUL LANDLORD-TENANT RELATIONSHIP

Finding a tenant, signing a lease and having someone move into your property seems rather simple. It should be the beginning of a wonderful, win-win relationship. Yet so often, this is not at all the case. Why do rental investments have such a difficult reputation? Setting clear expectations and demonstrating mutual respect from the outset are the essential keys to a long-lasting, professional relationship where everyone comes out ahead.

1. Review The Lease With The Tenant

One would hope that the tenant has read the entire document prior to signing, however, in this age of one-click acceptance of terms and conditions, it's no longer assumed. To safeguard that both owner and tenant are clear on the finer points of the document, it is very helpful if you review the lease together. This also gives you an opportunity to answer any questions or provide clarification on items so you can both move forward without ambiguity.

Be sure to review the contract with the tenant in its entirety and ensure all concerns are addressed. At the same time, they can provide a buffer to ensure things remain professional between owner and tenant.

2. Set Clear Guidelines For Communication

Do you have a consistent tenant communication plan once the lease is signed? How do you want them to contact you with maintenance issues? What if they have questions about how to use an appliance? How will you arrange scheduled inspections or entry for exterminators or other service calls? No one wants that 2 a.m. phone call demanding an immediate fix for a broken A/C in a heatwave. On the other hand, you don't want to find out about a pipe leak in the basement hours after it happened.



These are just a few examples of the different types of communication that will need to occur while your property is occupied. Prior to move-in, it is critical that

you discuss the various types of interaction that will be necessary throughout the lease and agree on how any information exchange will be handled in detail. Specify what method — text, email or phone call — is to be used based on the urgency of the situation.

3. Respond Quickly With Respect

We have all been in situations where we have sent some sort of communication, only to have to wait several days to hear anything back. By the time you finally do get a response, the tone has been set. You begin feeling frustrated — and both parties are already on the defensive.

In addition to responsiveness, it is also especially important to be respectful of your tenant's time and privacy. Then, work with your tenant respectfully when scheduling vendors to ensure that you do not disrupt the quiet enjoyment of the property for which they are paying.

4. Provide Technological Conveniences

Even before the pandemic, we had all grown more dependent on technology over face-to-face interactions. Tenants now expect their landlords to offer them no-contact and 24/7 methods of interaction. For example, paying rent online or from a mobile device is becoming the norm over dropping off a check, using the mail or going into a bank. Communication portals for owners and tenants discussed above are also becoming more standard technological expectations.

Tenants want to view properties virtually, submit maintenance requests online and receive fast online responses to their questions. This can be a particular challenge for self-managers or inexperienced rental owners, yet is critical for a safe, clear and respectful relationship in this era.

From the first showing, establishing clear expectations with your tenant will be the key to the success of your rental property.

Ensure your own peace of mind and the success of your investment by remembering these basics:

- Set expectations by walking through the lease with your new tenant.
- Develop clear communication guidelines and provide timely responses.

- Work with your tenant respectfully to schedule convenient vendor visits.
- Do not overwhelm them with a parade of contractors.
- Offer no-contact technological alternatives to face-to-face interactions and 24/7 information.
- Facilitate a foundation of trust by keeping your commitments to the tenant.

If you take these initiatives at the outset of your partnership with your tenant, you will immediately increase your return on investment. Content tenants take better care of a rental property and are more likely to keep the terms of their lease. Happy tenants are also significantly more likely to remain in the property and extend their leases, which eliminates the risk and cost of vacancy days, turnover costs and marketing expenses.

7 THINGS YOU PROBABLY DIDN'T KNOW YOU COULD DO AS A RENTER

Being a renter can be frustrating for a variety of reasons. You often feel like you're stuck with the current finishes of your home... Or are you? There are many changes you can make that can easily be reversed when you move out—it just takes a little bit of creativity and perhaps a free weekend. Here are seven things you didn't realize you could do as a renter to transform your home from something you just exist in into a place you love.

Install (Peel-and-Stick) Wallpaper

Peel-and-stick wallpaper has come a long way in recent years—so many different styles are available now. You can truly complement any home. If you've never considered peel-and-stick wallpaper before, it's essentially a sticker that's not too challenging to install yourself and comes off without damaging the wall or paint underneath.

Just keep in mind that peel-and-stick wallpaper doesn't work for every room or wall. If your walls are heavily textured, it may not stick. It's also not suitable for bathrooms because of the heat and humidity.

Add a Backsplash

Is your kitchen backsplash not your style? Or does your kitchen not have a backsplash at all? Why not try a peel-and-stick one? From marble herringbone to classic subway, there are lots of choices—only you will know it's not the real thing.

Cover Your Countertops With Contact Paper

One of the biggest DIY renter trends is covering your countertops with contact paper. It's a great way to fake having a stone countertop if your current countertops are laminate. Just note that contact paper isn't as durable as stone. It's crucial to use a trivet before putting down anything hot. So this is best if you aren't exactly a home chef and really prioritize form over function.

Swap Out Old Hardware

Builder or renter-grade hardware rarely adds anything to a space, so swap it out for something more personalized. All you need is a screwdriver and a little bit of patience. Just be sure to change it back before you leave.

If you want all the style without making too much of an investment, opt for a multipack of hardware. Amazon has lots of options with some pulls costing under a dollar each.

Change Your Flooring

Like peel-and-stick wallpaper and backsplashes, peel-and-stick flooring is having a moment. This is perfect for homes with old or dated flooring.

One of the easiest options to install is peel-and-stick tiles. From penny tiles to wood planks, there are lots of choices out there. No matter what you go with, peel-and-stick flooring can transform your old rental into something new and cool.

Swap Out Lighting Fixtures

Does your rental have a flush mount, also called a boob light? You don't have to live with it. A bold new fixture can be purchased fairly inexpensively and can really change the vibe of a space like a dining room or home office.

Just keep in mind, that it's best to have a pro install new lighting because you don't want to make a mistake with electricity. You also need to swap it back out again when you leave, but you can easily use the fixture again in the next place you live.

Install Sconces

Sconces are also a great way to add light to any room. Plug-and-play, rechargeable, and battery-operated sconces have come a very long way in recent years. These are a fantastic way to add an accent without needing to hire an electrician.

WHAT SHOULD BE THE LANDLORDS- DUTIES, RIGHTS & RESPONSIBILITIES

What Is a Landlord?

The term landlord refers to a property owner who rents or leases that property to another party in exchange for rent payments. Landlords can be individuals, businesses, or other entities. Landlords typically provide the necessary maintenance or repairs during the rental period, while the tenant or leaseholder is responsible for the cleanliness and general upkeep of the property. Specific duties and obligations of each party are normally outlined in a lease agreement.

Landlords have a range of duties, rights, and responsibilities designed to ensure a fair and functional rental arrangement. Here's a breakdown:

Duties

1. **Maintain the Property:** Landlords are responsible for keeping the rental property in a habitable condition. This includes ensuring that plumbing, heating, electrical systems, and appliances are in good working order. They must address repair issues promptly and handle necessary maintenance.
2. **Comply with Safety Codes:** Landlords must adhere to local building and safety codes, which may involve providing smoke detectors, carbon monoxide detectors, and ensuring that the property meets health and safety standards.

3. **Respect Privacy:** While landlords have the right to access the property, they must provide reasonable notice (typically 24 to 48 hours) before entering, except in emergencies. This helps protect the tenant's right to privacy.



4. **Return Security Deposits:** At the end of the lease, landlords are required to return the security deposit, minus any deductions for damages beyond normal wear and tear. They must provide an itemized list of any deductions.

Rights

1. **Collect Rent:** Landlords have the right to receive rent payments as specified in the rental agreement. They can enforce the terms of the lease regarding payment schedules and late fees.

2. **Evict Tenants:** If a tenant breaches the lease agreement, such as failing to pay rent or violating property rules, landlords have the right to initiate eviction.

proceedings. This must be done following legal procedures and providing proper notice.

3. **Access the Property:** Landlords can enter the property for necessary reasons, such as inspections, repairs, or showing the property to prospective tenants or buyers, provided they give appropriate notice.

4. **Set Lease Terms:** Landlords have the right to establish and enforce the terms of the rental agreement, including rules related to property use, maintenance responsibilities, and occupancy limits.

Responsibilities

1. **Ensure Fair Housing:** Landlords must comply with fair housing laws, which prohibit discrimination based on race, color, religion, sex, national origin, disability, or familial status. They must provide equal opportunity to all potential tenants.

2. **Handle Complaints and Repairs:** It's the landlord's responsibility to address tenant complaints related to the property's condition and to handle necessary repairs in a timely manner.

3. **Follow Legal Procedures:** Landlords must adhere to local, state, and federal laws regarding rental practices, including proper notice periods for lease termination and eviction processes.

4. **Provide a Safe Living Environment:** Beyond basic maintenance, landlords are responsible for ensuring that the property is free from hazards and provides a safe living environment for tenants.

By fulfilling these duties, rights, and responsibilities, landlords can maintain a positive rental relationship and comply with legal requirements, ensuring a smooth and professional rental experience.

WHAT SHOULD BE THE TENANTS- DUTIES, RIGHTS & RESPONSIBILITIES

Tenants also have a set of duties, rights, and responsibilities that ensure a smooth and respectful rental experience. Here's a comprehensive overview:

Duties

1. **Pay Rent on Time:** Tenants must pay the rent amount specified in the rental agreement by the due date. Failure to do so can lead to late fees or eviction proceedings.
2. **Maintain the Property:** Tenants are responsible for keeping the rental property clean and in good condition. This includes performing routine maintenance tasks like changing light bulbs and reporting any damage or needed repairs to the landlord.
3. **Follow Lease Terms:** Tenants must adhere to the terms outlined in the rental agreement, including restrictions on property use, occupancy limits, and rules regarding alterations or subleasing.
4. **Respect Neighbors:** Tenants should conduct themselves in a manner that does not disturb neighbors or cause excessive noise. Respecting common areas and following community guidelines is also important.



Rights

1. **Right to Privacy:** Tenants have the right to enjoy their rental property without unwarranted intrusion. Landlords must provide reasonable notice (typically 24 to 48 hours) before entering the property, except in emergencies.
2. **Right to a Habitable Property:** Tenants are entitled to a rental property that meets basic health and safety standards. This includes functioning plumbing, heating, and electrical systems.
3. **Right to Fair Treatment:** Tenants are protected under fair housing laws, which prohibit discrimination based on race, color, religion, sex, national origin, disability, or familial status. They should be treated equally in all rental processes.
4. **Right to a Return of Security Deposit:** At the end of the lease, tenants are entitled to the return of their security deposit, minus deductions for any damages beyond normal wear and tear. They should receive an itemized list of any deductions.

Responsibilities

1. **Report Issues Promptly:** Tenants should notify the landlord of any maintenance issues or needed repairs as soon as they arise. Prompt reporting helps prevent minor problems from becoming major issues.
2. **Follow Move-Out Procedures:** When ending the lease, tenants are responsible for following any move-out procedures outlined in the rental agreement. This may include cleaning the property, returning keys, and providing notice in advance.
3. **Adhere to Local Laws:** Tenants must comply with local regulations and laws related to rental properties, including noise ordinances, trash disposal rules, and other community standards.
4. **Insurance and Liability:** Tenants should consider obtaining renters insurance to protect their personal belongings and cover any potential liability for accidental damage to the property.

By fulfilling these duties, exercising their rights responsibly, and adhering to their responsibilities, tenants can contribute to a positive and fair rental experience,

fostering good relationships with landlords and ensuring a comfortable living environment.

5 OF THE MOST COMMON LEGAL ISSUES FOR RENTERS

Renting in Australia can sometimes seem like a battle. From the expensive rents and the lack of pet-friendly properties to the horror stories of terrible landlords, renting can seem like navigating a minefield of issues just waiting to explode.

Certainly! Here's a detailed explanation of each common legal issue for renters and how to address them:



1. Condition Dispute

Problem: You and your landlord might have disagreements over the condition of the rental property. This could involve disputes about pre-existing damage, cleanliness, or the state of repairs when you move in or move out.

Solution: Do a thorough condition report.

- Before Moving In: When you first move in, conduct a detailed inspection of the property. Document every room, noting any existing damages or issues. Take clear

photographs or videos as evidence. This helps to establish a baseline for the property's condition at the start of your tenancy.

- **During Your Tenancy:** Keep records of any issues that arise, including repairs you've requested and any responses from your landlord. If repairs are not addressed in a timely manner, keep track of all correspondence.

- **Before Moving Out:** Perform another inspection, comparing the current condition to your initial report. This will help you address any concerns proactively and ensure you're not held responsible for issues that were present when you moved in.

2. Unexpected Restrictions

Problem: You might discover restrictions on the property that you were unaware of when you signed the lease. These can include limits on using common areas, restrictions on keeping pets, or rules about modifications to the property.

Solution: Check the tenancy agreement conditions and Owners Corporation rules.

- **Tenancy Agreement:** Carefully review the lease agreement before signing. This document should outline any restrictions or obligations you need to be aware of. Pay close attention to clauses regarding use of the property, maintenance responsibilities, and any prohibitions.

- **Owners Corporation Rules:** If the property is part of a strata or owners corporation, there will be additional rules governing the property. Request a copy of these rules and review them to ensure you understand any additional restrictions that apply to your tenancy.

3. Landlord Sells or Rents Out the Property

Problem: If the landlord sells the property or decides to rent it out again, it can affect your tenancy. New owners might want to move in themselves, or they might have different plans for the property.

Solution: Work out a mutually beneficial viewing schedule.

- **Communicate:** If the property is being sold or re-rented, discuss with your landlord or the real estate agent to set up a schedule for viewings that works for you.

- **Rights and Notice:** Be aware of your rights regarding notice periods for viewings and ensure that any viewings are conducted at reasonable times. Your lease agreement may outline specific procedures or notice requirements that must be followed.

4. Choice Between Fixed-Term or Periodic Tenancy

Problem: You may be given the option to choose between a fixed-term tenancy (e.g., 6 or 12 months) or a periodic tenancy (month-to-month).

Solution: Ask yourself which option suits your lifestyle better.

- **Fixed-Term Tenancy:** Provides stability and security as the lease is set for a specific period. It may offer advantages like fixed rent rates, but it also locks you into the lease term, making it harder to move out before it ends.

- **Periodic Tenancy:** Offers flexibility, allowing you to terminate the lease with shorter notice (e.g., a month). This can be beneficial if you anticipate changes in your living situation or job. However, the rent might be subject to changes, and the landlord can terminate the lease with appropriate notice.

5. Sub-Letting the Spare Room

Problem: You might want to sub-let a room in your rental property to reduce costs or accommodate someone temporarily.

Solution: Ask the landlord.

- **Obtain Permission:** Before sub-letting, you must get explicit permission from your landlord. Most leases have clauses regarding sub-letting, and failing to adhere to these can lead to legal issues or eviction.

- **Sub-Lease Agreement:** If the landlord agrees, draft a sub-lease agreement outlining the terms of the arrangement, including rent, responsibilities, and duration. This helps protect both you and your sub-tenant.



PASSING YOUR END-OF-TENANCY INSPECTION: A TENANT'S GUIDE

As a West Aussie tenant, you have some responsibilities to perform throughout your tenancy period for a hassle-free move-out. This includes everything from doing necessary repairs to sprucing up the entire property or paying all outstanding bills.

Unfortunately, the landlord or property manager can withhold a part or full bond amount (equivalent to 4 weeks' rent) if you fail to meet your defined obligations. Thus, it becomes imperative to strictly adhere to your duties according to the residential rental agreement to avoid rental disputes, especially over cleaning issues.

One of the best things you can do is to hire a seasoned team for an expert vacate cleaning Perth. They will help you clean the entire property and impress the scrupulous landlord.

However, there are certain things to remember when vacating your rental property. Here is a comprehensive tenant's guide to passing the end of lease inspection without any stress. Follow this guide and secure your full bond money.

1. Do Necessary Repairs Except for Fair Wear & Tear

Under the standard residential tenancy agreement in Western Australia, a tenant agrees to return the rental property in the same condition as it was at the start of the lease. This excludes fair wear and tear, such as scuff marks on walls, gradual fading of paint, worn carpets, chipped walls, etc., caused by everyday use during the tenancy.

However, if you cause major damage to the property, you must cover the repairs before vacating. Landlords often pay special attention to the property's condition and can hold back your bond money if they encounter any major damage to the premises. You can hire professional handymen in Perth and fix the issues immediately.

Tip: Refer to the property condition report because you are not liable for the existing damages.

2. Deep Clean Ceilings, Fans, Cabinets, Light fixtures & Fittings

According to the Residential Tenancy Laws WA, renters must return the rental property 'reasonably clean' to pass the rental inspection. Therefore, it is imperative to conduct a professional vacate cleaning Perth that covers all rooms, important areas, and spots.

To begin the process, remove all the large furniture from the rooms and start dusting all surfaces. Use a damp cloth to remove dust, debris, and grime from your ceiling walls, fans, and crannies. You may also need a telescopic duster, step stool or a ladder to reach hard-to-reach areas and clean air vents and ducts to ensure proper ventilation.

Ensure you wipe down light fixtures and fittings, picture frames, switchboards, and cabinets inside & outside to eliminate accumulated dust and debris.=

Tip: Follow the top-to-bottom cleaning approach to tackle every inch of the premises with perfection.

3. Clean & Sanitise Kitchen Surfaces and Appliances

Most tenants fail their rental inspection because of greasy kitchen appliances, dirty cabinets and a clogged range hood filter. According to the experts, a dirt-laden cooking station can become a breeding ground for lethal germs and bacteria that can make the property inhabitable for new tenants.



Thus, it becomes your prime responsibility to thoroughly clean and sanitise every nook and cranny of your kitchen. This includes:

- Wipe down your cabinets- top, inside, outside and handles to remove grease.
- Use vinegar to dislodge accumulated grime and gunk from the range hood filter.
- Clean your oven inside and outside using a natural cleaning solution
- Steam your microwave to remove caked-on grime and food splatters
- Clean and sanitise your fridge and dishwasher
- Scrub your stovetop gently to loosen dirt and gunk
- Wipe down your countertops using baking soda paste

- Clean, disinfect and polish your sink, faucets
- Unclog and deodorise garbage disposal
- Wash stubborn stains and oil splatters from backsplash.
- Deodorise trash cans using natural alternatives.

You can also hire professionals for a budget vacate cleaning Perth to get the job done without a hint of stress.

4. Wash Windows Like a Pro

Dirty windows are one of the prime reasons for rental disputes at the end of a tenancy. If you want to pass the final inspection, clean your windows inside and outside (if accessible).



Start by eliminating loose dirt and dust from the sills, tracks and frames using a vacuum cleaner or a dry cloth. To tackle stubborn stains and grime, spray white vinegar and warm, soapy water solution and wipe the surface.

In the final step, run a rubber squeegee to achieve streak-free windows.

Tip: Wash your window curtains and vacuum the blinds to remove collected dirt, pollen and other harmful allergens.

5. Achieve a Hygienic and Odour-free Bathroom

Make sure you deep clean your bathrooms because landlords thoroughly inspect this particular room and can deduct your bond money if they see a sign of dirt, grime and germs on surfaces like bathroom walls, fixtures and fittings. So it is good to do the following to maintain its hygiene level:

- Get rid of expired and empty items from the cabinet
- Remove soap scum from showerheads and curtains
- Eliminate limescale and soap scum from glass doors and bathtub
- Clean and disinfect toilet seat
- Scrub tiles and grout lines
- Dislodge mineral deposits from the sink and other chrome fixtures
- Disinfect high-touch areas, such as towel rails, window frames, door handles
- Mop the floor

Tip: Spray vinegar or hydrogen peroxide solution on bathroom surfaces to remove mould stains. Also, keep the windows open for ventilation and dry the area to prevent further growth.

6. Refresh Your Carpets and Rugs

Use a vacuum machine with a HEPA filter to dislodge dust particles, pet hair, pollen, and other allergens from your delicate floor coverings.

To remove stains and grime, spray vinegar solution and blot the area with a wet microfiber cloth or paper towel to restore the shine of your carpets. You can hire carpet cleaning Perth professionals to steam clean your delicate coverings. This method will remove stains, grime, germs, and bad odours from the fabric and help you pass the rental inspection.

7. Maintain the Yard and Exterior Areas

Landlords expect you to maintain a yard as it is an attractive property feature. So, make sure you remove weeds, trim dead branches, remove stakes and earth-cycle your garden waste.

Also, clean your driveway, patio area and garage walls to pass the rental inspection without hassle.

Tip: You can even refer to the Residential Tenancies Authority Western Australia in case of a rental dispute over property repairs or cleaning.

Ultimately, Tenants should understand their responsibilities and return the property clean and well-maintained to pass the end-of-tenancy inspection. If you are doing it for the first time, consider this guide to impress your landlord and get your bond money in full.

CONCLUSION

Navigating the complexities of tenancy agreements and disputes can be challenging, but understanding your rights and responsibilities is key to a smooth rental experience. A well-drafted tenancy agreement serves as the foundation for a harmonious landlord-tenant relationship, ensuring that both parties have clear expectations and obligations. In the event of disputes, effective communication and a proactive approach to resolving issues can often prevent escalation. Utilizing mediation services and understanding legal avenues for dispute resolution are also important strategies for maintaining a positive rental experience.



Ultimately, staying informed and proactive is crucial. Regularly reviewing your tenancy agreement, addressing issues promptly, and seeking professional advice when necessary can help you manage your tenancy effectively. By fostering a respectful and transparent relationship with your landlord or tenant, you can avoid many common pitfalls and enjoy a more stable and pleasant rental experience.

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