

# A Notice from your landlord

An Easy Read guide for you



## How to use this guide



Consumer Affairs Victoria (CAV) wrote this guide. When you see the word 'we', it means CAV.



We have written this guide in an easy to read way.

We use pictures to explain some ideas.



We have written some words in **bold**.

We explain what these words mean.

There is a list of these words on page 22.



This Easy Read guide is a summary of a notice.



You can find the notice on our website at [consumer.vic.gov.au](http://consumer.vic.gov.au)



You can ask for help to read this guide.

A friend, family member or support person may be able to help you.

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## What is this guide about?



This guide is about a notice from your **landlord**.



Your landlord is the person who owns the home you live in.



You need to read the notice carefully.



Your landlord can use the notice for different reasons.

The notice can be used to tell you about:



- bills you need to pay for



- new contact details your landlord needs to give you



- any damage to the home you need to fix or pay for



- your landlord entering your home



- problems or issues that might stop you living in the home.



Your landlord might also use the notice to tell you that your **Residential tenancy agreement** needs to end before you move in.



This will only happen if the home is not safe for you to live in.



Your Residential tenancy agreement is a written agreement between you – the **tenant** – and your landlord.



You are the tenant if you pay money to live in a home that someone else owns.



It explains the rules you will follow when you live in the home.



Your landlord might also use the notice if they want the **Victorian Civil and Administrative Tribunal (VCAT)** to ask you to move out.



VCAT helps solve legal problems for people in Victoria in a way that is quick and fair.

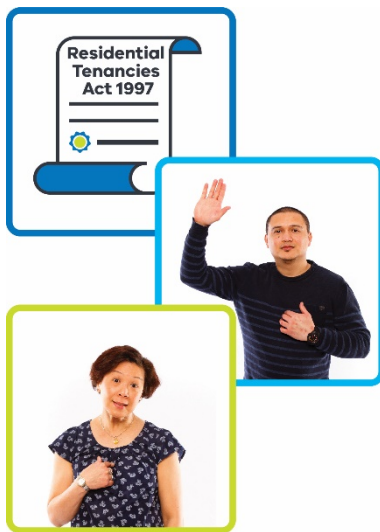
## Why are you getting the notice?



There are lots of reasons why a landlord might give their tenant a notice.



We have a law in Victoria that talks about the reasons a landlord can use for giving you the notice.



The law is called the *Residential Tenancies Act 1997* (the Act).

This law protects the rights of:

- tenants
- landlords.



When your landlord gives you their reason, they also say how much time you have to do what the notice says.





On the following pages, we explain:

- your landlord's reasons for giving you the notice
- how much time your landlord must give you to do what the notice says.



Each reason has a number.

This number is about the part of the law the reason comes from.



The reasons can also come from your Residential tenancy agreement.

## Reasons your landlord can use

Here is a list of reasons your landlord can use for giving you the notice.



Each reason needs to show the number from the law.



34A (2) – your Residential tenancy agreement is for more than 5 years and you need to pay extra money for your **bond**.



Your bond is money you pay before you can move in.



You need to pay the extra money within 120 days.



55 (1) – your landlord paid a bill you should have paid.



Now you need to pay them back within 28 days.



66 – your landlord needs to give you some new, or different, contact details.



78 (1) – you have caused damage to the home that:

- needs to be fixed
- you must pay for.



79 (1) – you haven't fixed damage you caused to the home.



Your landlord has fixed the damage.

You need to pay the cost of fixing it.



79 (2) – your landlord has fixed damage you caused to the home.

You need to pay for it.



85 (b) – your landlord wants to enter your home on:

- a certain date
- at a certain time.

Your landlord might want to enter your home because they:



- want to show it to a new tenant



- want to show it to:
  - someone who might buy it
  - a money lender



- need to carry out a task that the law says all landlords need to do



- want to find out what price the home would sell for



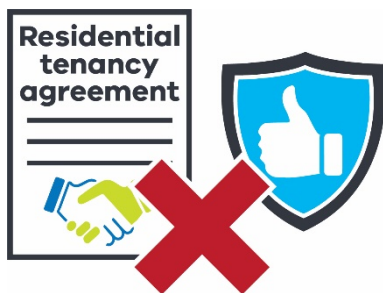
- believe you haven't looked after the home in the right way



- need to inspect the home.



Your landlord can only inspect your home once every 6 months.



227 – your Residential tenancy agreement needs to end before you move in because the home is not safe for you to live in.



337 – your landlord has already asked you to move out, but you are still living in your home.



Your landlord wants VCAT to ask you to move out.

## Sending the notice



Your landlord can give you the notice:

- in person
- in the mail
- by email.



If your landlord sends the notice by mail, it's a good idea to use Registered Post.



This means you must sign for the notice when it comes in the mail.





Your landlord can only send you the notice by email if you have said it is ok.



You might have said it is ok:

- in your Residential tenancy agreement
- in writing at another time.

## Word list



### **Bond**

Your bond is money you pay before you can move in.



### **Landlord**

Your landlord is the person who owns the home you live in.



### **Residential tenancy agreement**

Your Residential tenancy agreement is an agreement between you – the tenant – and your landlord.



### **Tenant**

You are the tenant if you pay money to live in a home that someone else owns.



### **Victorian Civil and Administrative Tribunal (VCAT)**

VCAT helps solve legal problems for people in Victoria in a way that is quick and fair.

## Contact us



**1300 40 43 19**

The cost is the same as a local call.

If you speak a language other than English, please contact TIS – Translating and Interpreting Service.



**131 450**

Ask to talk to an Information Officer at Consumer Affairs Victoria on

**1300 40 43 19**

TTY

If you use textphone or modem, call the National Relay Service.



**133 677**

Give them our number – **1300 40 43 19**



If you use Speech to Speech Relay call

**1300 555 727**

Give them our number – **1300 40 43 19**



[www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)



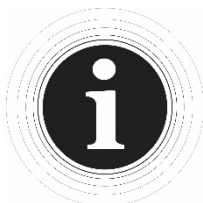
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