

Rights and duties of a rooming house resident

The rooming house owner must display this statement prominently in each room and give a copy to each resident on or before the day the resident agrees to move in.

A resident has a right to:

- Live in a rooming house that complies with minimum standards relating to rooms, services and facilities
- Receive a written notice confirming if they are sharing their room or are an exclusive occupant
- The rooming house owner's (or their agent's) contact details, including name, address and emergency phone number
- Pay a bond that is equal to or less than 14 days' rent, if the owner asks for a bond
- Read, add comments to, and sign the 'Condition Report', after they inspect the room
- Be given a valid 60-day notice of any rent increase, only once in any six-month period
- Pay no more than two weeks' rent in advance
- Get a receipt for each rent payment
- Have their rent reduced if they agree to have more people in their room (they do not have to agree)
- Not to have their goods held or disposed of if they owe rent
- Privacy, and peace and quiet
- 24-hour access to their room, toilet and bathroom, and reasonable access to other facilities, including common areas
- Rooms and any facilities, fixtures, furniture or equipment provided kept in good repair by the owner
- Security of property in their room
- Live in their room, unless their residency is properly ended by an Order of Possession from the Victorian Civil and Administrative Tribunal (VCAT).

A resident has a duty to:

- Only use the room as a place to live
- Keep the room clean and free of any fire or health hazards
- Not use (or let anyone else use) the room for any illegal purpose
- Follow the house rules
- Not install fixtures without the owner's prior written permission
- Not interfere (or let their visitor interfere) with other residents' rights to privacy, and peace and quiet
- Notify the rooming house owner and pay for any damage, other than fair wear and tear, that they or their visitors cause
- Pay their rent on time and in the agreed manner
- Not keep any pets without the owner's permission
- Give the owner a key to his or her room
- Allow access to his or her room if the owner gives 24-hours' notice in writing or immediately if there is an emergency
- Report to the owner damage to or breakdown of any facilities, fixtures, furniture or equipment provided by the owner

- Leave the premises if their residency is suspended by receiving a Notice to Leave from the owner (If a resident receives a Notice to Leave, they should get advice as soon as possible)
- Give at least 2 days' notice to the rooming house owner that they intend to vacate
- Leave the premises if their residency is terminated by a VCAT order
- Comply with any other VCAT order.

This statement is in the form approved by the Director of Consumer Affairs Victoria, pursuant to Section 124(a) of the *Residential Tenancies Act 1997* (the Act). This statement is a summary only. For more information, read *Rooming houses: A guide for residents and operators*. The Act has the full list of rights and duties of rooming house owners and residents.

If you need advice on your rights and responsibilities, please call the Consumer Affairs Victoria Helpline on 1300 55 81 81 or the Tenants Union of Victoria on 9411 1444.