

A summary – Who’s responsible in a tenancy?

The following table provides a quick reference to the information in this section. It is not a complete list and some responsibilities will depend on particular circumstances and the agreed details of the tenancy agreement.

Generally, as a tenant you are responsible for	Generally, the lessor/property manager is responsible for
The premises being kept clean and tidy and handing it back in a similar condition to which it was in at the start of the agreement.	The premises being provided in a habitable and reasonable state of cleanliness and repair and complying with building, health and safety laws (such as for smoke alarms and pool fencing).
Basic household maintenance – replacing light globes, replacing smoke alarm batteries where practical, and vacuuming.	Major repairs (like plumbing) and maintenance of contents provided (such as a refrigerator, washing machine, or smoke alarms).
General garden maintenance (such as mowing, weeding, pruning).	Major garden maintenance (such as tree lopping, maintenance of fire breaks). Provision and maintenance of sprinklers etc.
Day-to-day maintenance of any swimming pool or spa.	Any swimming pool or spa meeting safety standards and being clean and chemically balanced at the start of the tenancy. Provision of maintenance equipment (such as vacuums, scoops).
Carpet stains and burns, breakages etc.	Costs arising from fair wear and tear (such as carpet wear, paint flaking).
Loss or damage to your personal property unless caused by the lessor/property manager or a problem with the premises.	Repair of damage caused by a third party or events outside your control (such as break-ins, traffic accidents).
Payment of water used, unless agreed otherwise.	Annual water services charges (water rates).
Payment for electricity and gas used.	Costs being allocated fairly for power charges in common areas of a strata complex such as a shared laundry or outside lights.
Pest infestations such as fleas caused by your pets. Prevention of pests by proper storage of food, and by using sprays and baits.	Pest and vermin control (such as rats, mice, termites).
Putting bins out and rubbish removal.	Payment of local council rates.
Replacing lost keys.	Minimum security measures.