



When it comes to your tenants vacating the property, it's important to be fully informed about what happens before they hand back the keys, and how re-advertising for new tenants works.

### How much notice does my tenant have to provide?

In both a periodic or fixed term tenancy, 21 days' notice is required prior to the tenant's plan to vacate or the expiry of the agreement. In a fixed term tenancy however, this is considered a breach.

### What are the ramifications if my tenant breaks their lease?

In the event of your tenant breaching their agreement, you are expected to make reasonable efforts to find a new tenant ASAP. However, the tenant is required to compensate you for the breach in either of the following ways:

- Continue their rent payments in full until either a new tenant is found or the fixed term period ends (whichever comes first), plus pay up to a week of rent to cover the advertising and re-letting fees; or
- If there is a specific clause in your Tenancy Agreement, they will be required to pay 6 weeks' rent if the breach occurs within the first half of the fixed term, or 4 weeks' rent if the breach occurs within the second half of the fixed term.

### What condition should my property be returned in?

Your tenant is required to return your property in much the same condition as they found it; as per the inventory and condition report (fair wear and tear considered). This includes having the carpets professionally steam-cleaned and the property professionally fumigated if they have had a pet, with receipts provided.

### What constitutes reasonable wear and tear?

This refers to the usual, expected deterioration of a property due to normal everyday use as well as the impact of weather (rain, sun, wind, hail etc.).

### Once my existing tenant has given notice, how will the property be advertised?

We'll begin the process of re-advertising your property 2–3 weeks before your tenant vacates. We may prepare a fact sheet for your property to hand out at exhibitions as well as professional photography and depending on the market, 3D tours and floor plans which are advertised on The Property Collective website and various portals.

### How frequently will the property be opened for inspections?

If your property is still occupied during the advertising period, we will hold 1 exhibition a week, depending on your tenant allowing access. If the property is vacant or the tenant is breaching their contract, we'll aim to conduct 2 exhibitions each week.

### Can I attend the final inspection?

You sure can—just let us know in advance if you want to come along.

### What happens if the tenant fails the final inspection?

If the property is not up to scratch, we give the tenant the chance to rectify the issues and schedule a re-inspection for two days later.

### What happens if cleaning or repairs are needed?

In this instance, the invoice amount will initially be taken out of your rental income. Once the bond has been disbursed, the amount will be reimbursed to your account at the end of that month.

### If the cost of repairs or outstanding rent exceed the tenants bond, do I have to cover the excess?

Yes, generally you should be covered by your landlord's insurance—a huge reason we recommend having a comprehensive policy in place.