

Residential Tenancy Law Reforms

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COMMISSIONER
FOR RESIDENTIAL
TENANCIES

Residential Tenancy Act

- The *Residential Tenancies Act 1997 (RTA)* regulates residential tenancies in Victoria.
- In September 2018, the Victorian Parliament passed the *Residential Tenancies Amendment Act 2018*.
- When the Act commences, it will amend the RTA with more than 130 reforms.

The reforms in brief

- Rental homes to meet **minimum standards** such as functioning stoves, heating and deadlocks
- Rental providers to meet **basic safety standards** for gas, electricity, smoke alarms and pool fences
- Crack down on **rental bidding**
- Cap **rental increases** to once per year rather than twice
- Quicker release of **bonds**

The reforms in brief

- Renters may make **minor prescribed modifications** without landlord's prior consent
- Allow renters to keep **pets**
- Clarify the **rights of entry and photography** when a property is being sold
- Streamline rules dealing with **goods left behind** at the end of a tenancy

The reforms in brief: Family Violence

Implement Royal Commission into Family Violence recommendations to:

- allow victims to end a lease in family violence situations
- ensure victims are not held unfairly liable for debts created by perpetrators

The reforms in brief: Caravan and residential parks

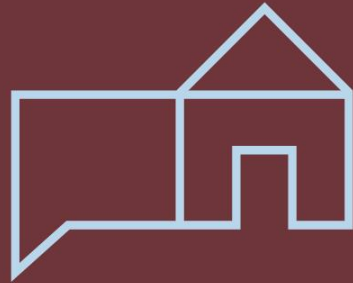
- Amend definition of “resident” to ensure that genuine residents are not classified as holiday-makers
- Allow residents to seek compensation from the park owner/operator if their park closes
- Urgent and non-urgent repair processes to apply to caravan and residential sites
- Residents will be able to form and participate in residents’ committees

The reforms in brief: Rooming Houses

- Operators to give residents a copy of the “Red Book”
- Operator to give 48 hours notice to enter a resident’s room to conduct a general inspection (up from 24 hours)
- Operators able to charge for separately metered water consumption
- Introduction of a tailored fixed-term rooming house agreement with a bond of up to 28 days’ rent
- Owner to notify local council if they believe their building is operating as an unregistered rooming house

The reforms in brief: Specialist Disability Accommodation (SDA)

- Operators to give residents a copy of the “Red Book”
- Operator to give 48 hours notice to enter a resident’s room to conduct a general inspection (up from 24 hours)
- Operators able to charge for separately metered water consumption
- Introduction of a tailored fixed-term rooming house agreement with a bond of up to 28 days’ rent
- Owner to notify local council if they believe their building is operating as an unregistered rooming house



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