

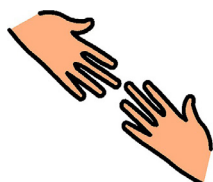


Renting - Starting a tenancy



Easy English fact sheet

2025



You might need help to read this fact sheet.

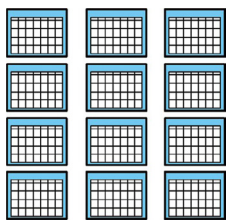
A friend, family member or support person can help you.



What is a tenancy?

When you **rent** a home it is called a **tenancy**.

Rent is the money you have to pay to live in the home.



A tenancy is the time you rent a home.
For example, 12 months.



What is a landlord or agent?

- A landlord owns the home you rent
- An agent
 - looks after the home while you rent it
 - works for a real estate company.



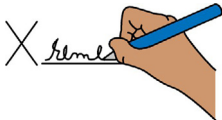
What is a lease?

A lease is a contract.

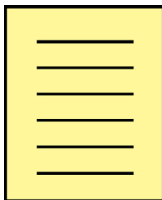
It is also called a tenancy agreement.

A lease says

- you have rented the home
- how long you will rent the home for
- other rules you must follow.



You must sign a lease before you can move in to a home.



Only sign a lease when you understand it.

- Ask someone to help you understand the lease before you sign.
- Keep a copy of the lease you signed in a safe place.



What is rent?

Rent is the money you have to pay to live in the home.



What is a bond?

Bond is money you pay before you can move in to a home.

When you pay a bond you say you will **not damage** the home while you live there.

Examples of damage are

- a stain on the carpet
- a hole in the wall.



You may lose your bond money if you

- do **not** pay your rent
- damage the home.

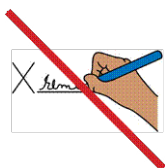
You

- give the bond money to the landlord or agent

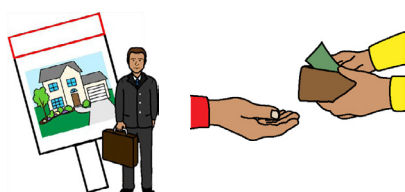
and

- sign a form called a **Bond Lodgement Form**.





Do **not** sign the form if it is **blank**.
Blank means nothing on the form.



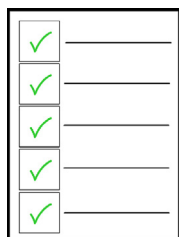
The bond goes to the landlord.
The landlord must send the money to the
Residential Tenancies Bond Authority.
The landlord has 10 working days to do this.



The Residential Tenancies Bond Authority

- keeps the bond safe in a special account.
- sends you a receipt in the mail.

Tell them if you do **not** receive the receipt.
Keep the receipt in a safe place.



What is a condition report?

A condition report shows the **condition** of each room in the home. For example, the

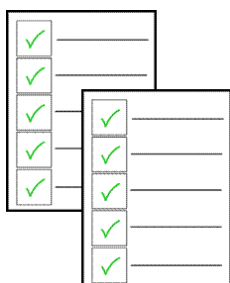
- walls
- floors
- windows.

Condition tells us

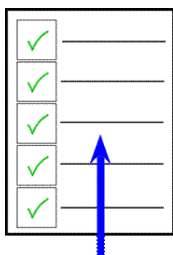
- how something looks
- how something works.

For example,

- broken
- dirty
- not working, needs batteries.



The landlord or agent must give you 2 copies of the condition report before you move in.



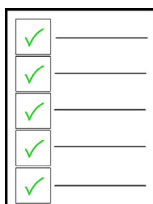
Check the report is right

The report must say if something is broken or dirty. For example, the mirror in the bathroom is cracked.

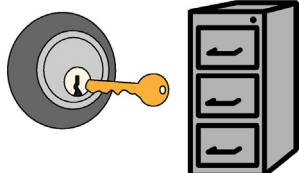


If the report is wrong, you can change it. For example, the report says the mirror condition is good but the mirror is cracked.

- **Cross out** - Mirror is in good condition.
- **Write** - Mirror is cracked.
- Make changes on the 2 copies of the report.
- Sign the 2 copies.



Give 1 copy to the landlord or agent. You must give the copy to the landlord **within 3 days**.



Keep your copy in a safe place.



Remember

- Only sign something when you understand it.
- Do **not** sign a blank bond form.
- Keep a copy of what you sign.
- Ask for a receipt when you pay for something.
- Keep receipts in a safe place.
- Get contact details for the landlord or agent.

More information or help about renting



Consumer Protection WA
Phone 1300 30 40 54



Consumer Protection WA More fact sheets and information

List of fact sheets in Easy English

- Buying Furniture
- Contracts
- Lay-by
- Phone and door to door sales
- Renting - starting a tenancy
- Renting - during a tenancy
- Renting - ending a tenancy
- Refunds, replacements and repairs
- Scams
- Services
- Shopping tips



Phone 1300 30 40 54



Mail Locked Bag 14
Cloisters Square Perth WA 6850



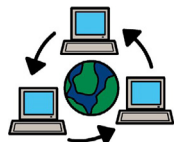
Interpreter 131 450



National Relay Service 133 677



Email consumer@lgirs.wa.gov.au



Website www.consumerprotection.wa.gov.au

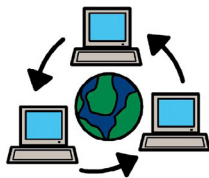


This information is written in **Easy English**.
You might need more information about the law.
You can ask **Consumer Protection WA**.

Updated September 2025.

Easy English fact sheet updated by
Consumer Protection WA.

Look at **Clear Written Communications -
The Easy English Style Guide** for
information about the format and writing
style of this document.



You can find more information at
www.scopevic.org.au or
phone 03 9843 2000.

© Scope (Aust) Ltd. You may use this document for your own personal, non-commercial purposes **only**. You must not use the document for any other purpose, and must not copy, reproduce, digitise, communicate, adapt, modify the document or any part of it (or authorise any other person to do so) without the prior consent of Scope (Aust) Ltd.

Scope's Communication and Inclusion Resource Centre wrote the Easy English. August 2016 www.scopevic.org.au. To see the original contact Consumer Affairs Victoria.

The Picture Communication Symbols ©1981–2010 by Mayer-Johnson. LLC. All Rights Reserved Worldwide. Used with permission. Boardmaker™ is a trademark of Mayer-Johnson LLC. Valuing People ClipArt © Inspired Services, UK.

www.inspiredservices.org.uk.

Change pictures © 2011. www.changepeople.co.uk.

**Department of Local Government,
Industry Regulation and Safety**

www.lgirs.wa.gov.au

Regional Offices:

Goldfields/Esperance	(08) 9021 9494
Great Southern	(08) 9842 8366
Kimberley	(08) 9191 8400
Mid West	(08) 9920 9800
North West	(08) 9185 0900
South West	(08) 9722 2888

Consumer Protection Division

Gordon Stephenson House
Level 2/140 William Street
Perth Western Australia 6000

Locked Bag 14, Cloisters Square
Perth WA 6850

Call: 1300 30 40 54
Email: consumer@lgirs.wa.gov.au
www.consumerprotection.wa.gov.au



Disclaimer: The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

**This publication is available in
other formats on request.**

National Relay Service: 13 36 77
Translating and Interpreting Service (TIS): 13 14 50