



HOW TO GET YOUR RENTAL BOND BACK IN PERTH

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Abstract

In Perth, ensuring the smooth return of your rental bond involves several key steps. Firstly, thoroughly document the condition of the property at both the beginning and end of your lease through detailed photographs and written descriptions. This helps in providing evidence in case of any disputes regarding damages. Fulfilling your lease obligations, such as cleaning the property and attending the final inspection with the landlord or property manager, is crucial. Address any noted issues promptly and keep communication open to resolve potential concerns amicably. Ensure that all rent payments are up-to-date and provide the required notice before vacating the property. By adhering to these guidelines and maintaining a good tenant-landlord relationship, you enhance the likelihood of receiving your rental bond back promptly in Perth.



1. Introduction

Additionally, it's essential to carefully review the terms outlined in your tenancy agreement and comply with any specific requirements related to the return of the bond. This may include returning all keys, ensuring utility bills are settled, and rectifying any outstanding maintenance issues. Promptly notify your landlord or property manager of your forwarding address to facilitate the return of the bond. The use of the official bond lodgment system, where applicable, can streamline the process and provide a transparent record of the transaction. Being proactive, organized, and transparent throughout the end-of-lease process enhances the chances of a hassle-free return of your rental bond in Perth.

2. Maintain Landlord-Tenant Relationships



Investment property ownership comes with regular tenant interactions. While negative interactions may seem to dominate, I've found that it's entirely possible to cultivate healthy relationships between landlords and tenants—and it's good for business, too.

In this article, I'll explore ways landlords and tenants can work together to establish trust, effective communication and reasonable expectations.

In the world of real estate, no one should come out on the losing end. It's crucial that both parties feel like they're getting a fair deal throughout the rental agreement.

In a survey conducted by Lemonade in November 2022, American landlords and tenants were asked about their relationships. Surprisingly, the study revealed that 79% of American renters considered a landlord who was rude about repairs worse than a landlord who consistently raised the rent (65%).

From a landlord's perspective, 79% considered a tenant who pays their rent on time to be exceptional. The next three important categories were maintaining cleanliness (74%), adhering to property rules (72%) and being employed (60%).

In light of these findings, here are six ways property owners can create a respectful and mutually beneficial rental agreement:

1. Write a clear lease agreement.

First, having a written rental agreement that clearly defines the responsibilities of each party is essential for accountability. This agreement should cover expectations for maintenance

and repairs, provide a timeline for fulfilling requests and establish a communication method for reporting repairs.

2. Encourage transparent and timely communication.

Transparency is key to building trust and avoiding misunderstandings. As a property owner, it's in your best interest to encourage open communication from your tenant regarding any property issues. This not only makes your tenant feel valued but also allows you to address issues promptly, potentially reducing repair costs.

Overall, effective communication is crucial for a successful relationship. Poor communication can jeopardize responsibilities for both parties and lead to misunderstandings and resentment. Consider using communication tools that facilitate respectful and timely interactions. A third-party site instead of simple texting, for example, may make it easier to track conversations.

Renters want to feel that they can easily reach their landlords and hold them accountable for property issues, while landlords want clear instructions and fair opportunities to address concerns. Whether it's through text, email or a third-party communication platform, ensure that your chosen method encourages transparent and timely communication.

3. Promptly address maintenance issues.

When notified of a maintenance issue, make it a priority to address it quickly. A leaky faucet may not be urgent, but a burst pipe certainly is. The faster you respond to property issues, the more likely tenants will be willing to support you in maintaining the property.

4. Respect the tenant's privacy.



Respect your tenant's space, especially if it is a multifamily property. Provide proper notice before entering the property for inspections or repairs. This will encourage your tenants to reciprocate by only reaching out when necessary and respecting your privacy by contacting you at appropriate times.

5. Be flexible with rental agreements.

Flexible landlords who accommodate reasonable tenant needs are more likely to find cooperative tenants. This may involve discussing lease terms, move-in dates, minor property modifications and extended stays.

6. Establish clear steps each party can take when they encounter difficulties.

Lastly, establish a clear path for conflict resolution. While it's important for property owners to protect themselves, tenants should also feel empowered to stand up for themselves. By outlining steps that both parties can take in the event of disagreement, tenants will feel heard and less disadvantaged. Consequently, they'll be more inclined to treat you fairly by maintaining the property, paying rent on time and accommodating your needs as a landlord.

By following these tips, I believe landlords and tenants can foster a positive and fruitful relationship, ensuring a successful rental experience for both parties. As a property owner, you should always be looking for ways to motivate your tenants to take care of your properties. In the end, look to any strategies that can create a win-win situation between you and your tenants.

3. What You Need To Know About Ending A Tenancy



Tenant wants to end a tenancy

- You can end a periodic tenancy agreement without having to provide a reason, but tenants must give the lessor a minimum 21 days' notice in writing.
- Should the premises be destroyed, compulsorily acquired by law, or become uninhabitable (this applies to both periodic and fixed-term tenancies) and the tenant/s want to end the agreement, the period of notice is not less than two days.
- Tenants affected by family violence can give a minimum 7 days' notice to terminate their interest in a tenancy agreement (either fixed-term or periodic) and vacate with immediate effect. They must provide the lessor with a Notice of termination of tenant's interest in residential tenancy agreement on grounds of family violence (Form 2) and a form of evidence such as a Family Violence Restraining Order or an official Consumer Protection Family violence report - evidence form signed by a designated professional.
- The tenant/s can also seek an order from the Magistrates Court to end a fixed-term agreement if the lessor has not kept to any one of the terms of your tenancy agreement and refuses to fix the problem.
- A fixed-term agreement can also end by mutual agreement signed by the tenant/s and the lessor.

Apart from the above situations, the tenant/s are committed to a fixed-term tenancy agreement for the period written in the contract. Having said this, a tenancy doesn't automatically end when the fixed-term tenancy agreement does unless you have given (or been given) 30 days' notice.

Breaking a fixed-term agreement without first obtaining the written agreement of the lessor can be costly. The tenant/s might have to pay rent and maintenance expenses on the property until the lessor finds a new tenant or the original tenancy period expires. The tenant/s may also be asked to pay other reasonable costs incurred by the lessor as a result of the tenant/s ending the tenancy agreement early.

If the tenant/s need to end the agreement early, they should try to give as much notice as possible so the lessor can take all reasonable steps to find a replacement tenant as soon as possible.

The tenant/s must also give the lessor a forwarding address at the end of any tenancy.

Refer to the notices section for how and when to issue notices.

You can also read more about how and when a lessor can end an agreement.

4. Write a Notice Letter to Your Landlord Before You Move



Moving out of a rental home or apartment can be a busy and stressful time. If you are renting and you are considering moving out, you will have to let your landlord know about your plans. The type of notice you will be required to give your landlord will vary depending on the terms of your lease agreement and the tenancy laws of your state. In general, you will need to comply with the terms of your rental agreement, write your notice letter, and deliver that notice letter to your landlord. Regardless of what state you live in, follow the directions in this article to successfully notify your landlord of your intent to end your tenancy.

Things You Should Know

- Address your letter to your landlord, date it, and state the purpose of the letter. For example, you might say, "I am writing to notify you of my intent to terminate the lease agreement."
- In the body of your letter, ask for any refundable deposits to be returned to you, and provide the landlord with your new address. Finish by signing your legal name.
- Make a copy of your letter and check your contract's delivery clause. Your clause should specify the location to which your letter must be mailed or hand-delivered.

Understanding Your Lease Agreement

Know what type of tenancy you have. In order to provide adequate notice to terminate your lease agreement, you will need to know what type of tenancy you and the landlord have

entered into. For residential rental agreements, the most common type of tenancy is a periodic tenancy.

Read the termination clause in your lease. Your rental agreement may or may not include a termination clause. If it does, be sure to read and understand it because in most situations this will provide you with directions on how to terminate your lease.

Look for a delivery clause in your lease. In addition to understanding how much notice you need to provide your landlord, you also need to understand how that notice needs to be delivered. If your rental agreement sets out the manner in which you must deliver the notice, then you must follow that language.

Writing Your Notice Letter



Address the letter to your landlord. When you write your termination notice to your landlord, you need to address the letter properly. In order to do so, look at your lease agreement and find the landlord's official address. If it is not provided, call your landlord and ask how the letter needs to be addressed. If you cannot get a hold of your landlord, use the address you have for paying rent.

Date your notice letter. Either before or after the landlord's address, you will include the date your notice is delivered. This ensures your landlord understands when your notice period will start.

State the purpose of your notice letter. The first body paragraph of your notice letter should state the reason you are writing the letter. This gives the landlord an idea of how they need to respond, if they need to respond at all.

Include the date you will vacate the rented space. In addition to the date of delivery, the body of your letter should also state the date in which you will vacate the premises. This date will need to be some time after the required notice period is up.

Ask for any refundable deposits to be returned to you. In another body paragraph, you should respectfully request that any refundable deposits (e.g., security deposit) be returned to you upon satisfactorily vacating the premises. In addition to requesting any deposits be returned to you, you should state all of the reasons you have complied with the lease agreement, and therefore why you deserve the deposits back.

Give the landlord your new address. Before you end the letter, be sure to give the landlord your new address. This new address is where your refundable deposit will be sent, as well as any notifications you may need to receive after you vacate the premises.

Sign your notice letter. Once you have written the entire notice letter, you will want to sign it. This will make it official and help if there is some dispute between you and your landlord about the notice.

Make a copy of your notice letter. Once you have written the notice letter, make a couple of copies for yourself. If your landlord doesn't receive the notice, or there is some dispute about the notice, you will want a copy you can look back on.

5. Plan And Prepare For A Household Move



Whether you're moving across the country or to the neighboring town, preparing for a move can be incredibly stressful and overwhelming. Between packing boxes, decluttering, finding

reliable movers and possibly getting your current home ready for sale, there seems to be an endless amount of details to think about. That's why we've created these guides to help you stay organized, know what needs to be taken care of and to keep everything on track so that your move is as stress-free a process as possible!

How to Prepare and Plan Your Move

As soon as you decide that you are moving, create a plan. You can start with a preliminary plan and fill it in as you find out more details and figure out a schedule and timeline. Think about what needs to be done in your current home, whether that's decluttering, packing or any small renovations that you need to take care of in the case that you are selling your current home.

Think about a budget and estimate what your moving costs will be; consider the cost of everything from packing tape, bubble wrap and boxes to moving company fees. Figure out what you need to purchase for your new home to be move-in ready, and note down details like when you will receive the keys and be able to start moving in so that you can create a schedule that will help you stay on track.

Should You Hire Movers or Move Yourself?

There are several different options when it comes to moving all your possessions. To decide which option is best for you, consider the following questions. How far away is your new home? How much stuff do you need to move? Are there many heavy, family heirloom type pieces that you need to move or mostly small, apartment-sized furniture?

You can take the DIY route and pack and move everything yourself, in which case you need to budget for packing and possibly rental moving vehicle expenses. If you'd rather not do that, you can either pack up your home yourself and hire a professional moving company to do the moving portion for you, or hire a company that will do both the packing and moving for you.

How to Create a Timeline and Schedule

There are so many moving parts when it comes to a move, which is why creating a timeline and a schedule is crucial to keeping your sanity and making sure you don't forget to do something.

Create a week by week schedule, then as it gets closer to the day when the truck arrives, create a day by day schedule. Include what room you're going to pack on what day, when you need to hire a moving truck, days that you may need contractors to come and do repairs on your current home, and every other detail you can think of that will ensure you stay organized.

A Quick Guide to Getting Started and Completing a Move



A move is a big project and it can be difficult to know where to start. Our step by step guide will help you get started and guide you through the process, giving you plenty of helpful tips that will save you time and energy. Like labeling boxes! It may seem obvious, but forgetting to do it will cause you such a headache when you're trying to unpack your kitchen dishes but can't seem to find them. These simple steps will help you get organized so your boxes are packed and ready for the moving truck.

How to Sort Your Stuff and Decide What to Pack and Move

There's no better time than a big move to go through all your stuff. It's one of those tasks that we usually put off until it has to be done, but make sure to sort through everything before you move so that you're not moving tons of extra boxes filled with items that will be thrown out anyway.

Decide what you want to keep, what you want to give away to friends and family, what can be donated and what no longer works and just needs to be thrown out. This can be a long process, so make sure to give yourself enough time and use this guide to help you figure out what to pack and what to get rid of.

How to Get Rid of Stuff You Don't Want to Move

After going through everything (congratulations, that's a big task!), the next task is figuring out what to do with items you're not taking to your new home. We've compiled this list of the five best apps that you can use to sell items you don't need anymore to make it easier for you.

Packing Supplies You Will Need to Pack Your House

If you're not exactly sure what all you'll need for your move, don't worry, we have a checklist of all the moving supplies you'll need right here for you. There are the more obvious items like scissors and moving boxes, but also all those things that are easy to forget, like bathroom essentials to quickly have on hand in your new home or a couple simple all-purpose cleaning supplies and trash bags that will come in handy at the new place.

6. Things To Clean When You're Moving Out Of A Rental



Moving can be a stressful experience for many reasons, but we can all agree having the place clean enough to get your full bond back in Perth is a big part of that stress.

Thankfully, if you know the right things to focus on, getting the place sparkling is easy.

Professional cleaner Kacie, owner of The Big Clean Co, knows the places property managers will focus on. She revealed just what they are in a viral TikTok video.

"Moving out of a rental? Here are the top 5 things that property managers have hawk eyes for that you can complete before move out day," read the text in the clip.

The first thing to focus on is exhaust and ceiling fans. Over time they can get dusty and clog up, especially exhaust fans, so make sure you give these a good clean.

Next up are window tracks. "Property managers are obsessed with window tracks," Kacie said.

The outside edges of your shower are another spot to make sure you've cleaned before handing back the keys.

Lastly, don't forget your oven.

"Use a toothbrush to get into the corners," Kacie advised. Don't forget to clean greasy knobs of the appliance too.

The clip, captioned "anxious about your final inspection?" has been watched a whopping 950,000 times and was flooded with comments.

While some praised Kacie for the handy tips, others wanted more information on the best way to clean some of the spots.

"Best way to clean window tracks?" asked one TikToker.

Kacie replied, "Vacuum excess out (using a small attachment), then a cloth over a grout brush/toothbrush."

Another TikToker, who appears to be a property manager wrote, "All of this. It's literally on our checklists to check these things."

If you're still not sure what else to do, Kacie has you covered and has a full end-of-lease clean checklist on her website.

6.1. DIY Vs. Professional End Of Lease Cleaning

End of lease cleaning is one of the most important moving-out task renters must perform. It is crucial to get their rental bond back. Most rental providers in Perth ask for a rental bond at the start of a tenancy. It is a security deposit which is up to four weeks of rent and a substantial amount to lose when you end of tenancy and plan to start another.

Therefore, you must keep and leave a rental property reasonably clean. Depending on various factors, you can either perform the task yourself or delegate to professional cleaners for vacate cleaning in Perth. Whatever you choose to do impacts your charges of getting a complete bond repayment in Perth.

Thus, here is a complete guide answering whether to perform DIY or Professional vacate cleaning. Additionally, you can learn more information. Have a look.

Should You Perform DIY End Of Lease Cleaning Or Hire Professionals?



Deciding whether you should do vacate cleaning in Perth yourself or take professional assistance is confusing. Making the right decision is necessary as it affects your chances of receiving your full bond money back in Perth. Therefore, while making the decision, consider the following things.

- Ask the rental provider if they or the previous tenants hired professional end of lease cleaners in Perth for the end of tenancy clean. If they did, you are obligated to do the same.
- If the professionals were hired for only cleaning the carpets, windows or any other specific fixtures, you must do the same and can perform the end of lease clean yourself.
- Hire professional cleaners if the rental property is heavily soiled and you cannot restore it to its original condition.
- If you have lived in the rental property for a short period and it is in good condition, you may get your bond back with DIY end of lease cleaning.

Is DIY Bond Cleaning An Option For You?

It is your duty as a tenant to maintain the property's cleanliness and orderliness throughout your tenancy. The property must be returned at the end of a lease agreement in the same general condition it was in at the beginning of the tenancy. The landlord may use the bond

money for cleaning costs if the property is not returned in the condition described in the initial condition report.

To avoid deductions from your bond in Perth, you have to perform vacate cleaning thoroughly. Supposedly, the property was not cleaned by the professional end of lease cleaners in Perth; then you can clean the property yourself at the end of the tenancy to save money.

Hiring Professional End Of Lease Cleaners



Most renters engage end of lease cleaners because they want to improve the likelihood that the entire rental bond will be repaid. Bond cleaning unlike house cleaning is a laborious, physically demanding duty that calls for discipline and performance of duties within a set amount of time.

Rented properties are sanitized once they are empty by reputable end of lease cleaners in Perth, who then clean the entire rental using a checklist that has been approved by the REIWA. The following is a list of additional benefits of hiring professionals.

- Professionals have the expertise, equipment and skills to perform the challenging tasks of cleaning and disinfecting every surface and fixture in a property.
- They can clean your rental property within a few hours, whereas it can take you days
- Experts performing vacate cleaning in Perth usually offer bond back guarantees. During this period, you can get them to re-clean if the something was left needs to be redone

- You can hire professionals weeks ahead of moving out to prevent stressing about bond cleaning and complete other tasks without hassle
- Hiring professionals is economical because your chances of losing your bond are less, and you don't have to invest in cleaning supplies and equipment to clean the rental property.
- Lastly, taking professional cleaners' assistance is advantageous when besides the end of lease cleaning service, you need additional solutions like pest control, carpet cleaning, wall-washing, pressure washing, blinds cleaning, etc.



If you are moving out of a rental property, ensure you hire professional via a reputed and reliable company for vacate cleaning in Perth. Look for a one-stop destination that can provide all the services you need to get your bond back in full.

Move your belongings from the property before the professionals arrive because they will not clean unless the property is empty. Most reputed end of lease cleaners in Perth refuse to book jobs unless the tenants promise the real estate will be empty on the job date.

Conclusion

In conclusion, securing the return of your rental bond in Perth requires a proactive and systematic approach. Thoroughly documenting the property's condition, fulfilling lease obligations, and maintaining open communication with your landlord or property manager are crucial steps. Adhering to the terms of your tenancy agreement, settling outstanding bills, and utilizing official bond lodgment systems contribute to a smooth and transparent

process. By demonstrating responsibility and cooperation, tenants increase the likelihood of a trouble-free return of their rental bond, fostering positive relationships with landlords and ensuring a satisfactory conclusion to their leasing experience in Perth.

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