

A summary — Who's responsible in a tenancy?

Generally, 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; complying with building, health and safety laws eg smoke alarms and pool fencing.
Basic household maintenance – replacing light globes, replacing smoke alarm batteries where practical, and vacuuming.	Major repairs (eg plumbing) and maintenance of contents provided such as a refrigerator, washing machine, or smoke alarms.
General garden maintenance (e.g. mowing, weeding, pruning).	Major garden maintenance (e.g. 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 (e.g. vacuums, scoops).
Carpet stains and burns, breakages etc.	Costs arising from fair wear and tear (e.g. carpet wear, paint flaking).
Loss or damage to your personal property unless caused by a problem with the premises.	Repair of damage caused by a third party or events outside the tenant's control (e.g. 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 if there is any shared areas 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 (e.g. rats, mice, termites).
Replacing lost keys.	
	Payment of local council rates.
	Minimum security measures