
Policy context: This policy relates to the *Residential Tenancies Act 2010*

POLICY STATEMENT

I. Purpose

The purpose of this policy is to outline the process for commencement of a new Affordable Housing tenancy with SCH.

II. Definitions

- N/a

III. Coverage

This policy applies to all SCH Affordable Housing properties.

IV. Principles

SCH aims to ensure that tenants understand their agreement with us, have information on their rights and responsibilities as tenants and are able to sustain their tenancy.

The standard NSW Residential Tenancy Agreement is used in SCH tenancies and a twelve month fixed term agreement is prepared for Affordable Housing properties.

Rent payable during the tenancy will be calculated in accordance with the SCH Policy Rent – Affordable Housing.

SCH requires all tenants to pay a bond of four weeks' rebated rent. If a tenant is unable to pay the bond in full on commencement of the tenancy, SCH will allow them to pay it within twenty weeks from commencement of the lease. The bond will be lodged with the Rental Bond Board and retained until the tenancy is terminated.

Tenants must tell us before signing the Agreement if any other people will be living at the property. Rent for Affordable Housing properties is based on the gross income of all household members during the twelve month period prior to lease commencement.

Tenants must also apply to SCH if they wish to keep a pet. Approval of additional occupants and pets is at the discretion of SCH.

V. Responsibilities

Regional offices are responsible for establishing tenancies.

DOCUMENTATION

Documents related to this policy	
Related policies	Pets Rent – Affordable Housing
Other related documents	Lease Checklist form