

“Do you live in a rooming house or boarding house?”



You are a rooming house resident if:

- you live in a house/building that has four or more people who rent a room and you share a kitchen and bathroom
- you live in a hotel or motel and you have occupied a room for at least 60 continuous days as your main or only residence
- the building has been declared to be a rooming house by the Minister of Housing.

Living in a rooming/boarding house you are entitled to:

- live in a safe and secure environment
- protection from forced eviction, harassment and other threats
- adequate services like water, sanitation, lighting and electricity and communications
- live in peace and quiet.

Remember some of your rights are:

- 24-hour access to the rooming house and the communal bathroom and toilet facilities and access during 'reasonable' hours to other communal facilities.
- The rooming house owner must avoid disturbing your peace and quiet and respect your privacy. It is illegal for the rooming house owner to enter your room except for specific reasons.
- If you are asked to share your room, you have to agree first and your rent must be reduced.
- When you pay the bond, make sure you get a copy of the signed bond lodgement form and a receipt from the Bond Authority. Remember to get receipts when you pay your rent.
- The maximum bond you can be asked to pay is two weeks rent. If there is a bond required for furniture, it must be part of this, not additional.
- You can get the house rules or an agreement changed if you think they are unfair.
- Rent increases can only be made once every six months, contact us if you think rent increase is too high.
- If your room is not separately metered for electricity or gas, you can't be charged.
- If your room or any communal facilities need repairs: there are two types of repairs, some urgent that can be repaired straight away and general non-urgent repairs that should be done in 14 days. We can help if you fill out the relevant Consumer Affairs Victoria forms.

If you move into a rooming house or are renting in one now and have questions about your rights, you can call us on 1300 55 81 81 for advice or information.

Tenant's Union Victoria has a Rooming House service in Melbourne on (03) 9411 1444.

R-27-01
April 2007

