# Fact Sheet 21: Rental property must be in good repair and reasonably fit for occupation

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| This fact sheet is about changes to Victoria’s renting laws that have not happened yet. They will be in place from 29 March 2021.  For information on current laws, visit the [Renting section - Consumer Affairs Victoria website](https://www.consumer.vic.gov.au/renting) <consumer.vic.gov.au/renting>. |

A rental property must be in good repair. Even if something was already broken when the renter moved in, it still must be repaired by the rental provider (landlord).

The rental provider must ensure that the rented property is provided and maintained in good repair. It must be reasonably fit and suitable for occupation.

## What if it is an old property and the rent is low?

The requirement applies regardless of:

* any disrepair in the rental property the renter was aware of before they moved in
* the amount of rent, or
* the property’s age and character.