

CARING FOR YOUR PROPERTY

As a tenant, you have responsibilities including looking after your property, reporting maintenance, and making requests for alterations.



My Foundations Youth Housing Ltd (MFYH) will conduct inspections in accordance with the Residential Tenancies Act (maximum of 4 routine inspections per year, with 7 days written notice) and complete electronic routine inspection reports to share with you. Keeping on top of your property care helps you to sustain your tenancy.

TOP TIPS FOR CARING FOR YOUR PROPERTY

<p>Completing your property condition report at the start of your tenancy will give you the standard you are required to uphold and help identify/raise issues that may already be present.</p>	<p>Clean your home regularly, including keeping on top of lawns and weeds and decluttering (inside and out) to prevent hygiene issues like pests, mould, odour, and unwanted stains.</p>	<p>Ventilating and letting the air flow through your property will prevent not only odour issues but also mould issues especially in humid environments.</p>
<p>Be careful accumulating bulky items (like couches). Not all councils have affordable bulk item collection (check your local council website). It could cost you hundreds to take to the tip especially if you require a contractor to help.</p>	<p>By using your rubbish bins as they are intended (food scraps in green, yellow for recycle and red for general) – there is less chance of rubbish overflow & don't forget to put bins out on time & bring them back in (some Councils now have downloadable Apps to remind you)</p>	<p>Always have your keys on you and secure your property when you leave. Removing window screens to get into your home (especially if they are left off) can damage and bend them (costs you don't want to incur).</p>
<p>Report and follow up maintenance as soon as it happens. Small maintenance issues can turn into big problems if not reported (especially water leaks, electrical problems etc).</p>	<p>Report tenant damage straight away. If appropriate, we will give you the opportunity to repair (unless a qualified tradesperson is needed). We can also seek your approval in writing to engage a tradesperson and you can pay this off on a repayment plan arrangement.</p>	<p>Don't tamper with smoke alarms as not only is this a safety risk and a breach of tenancy, but this can also be a costly exercise for you - report any issues with smoke alarms <u>immediately</u>.</p>
<p>Seek approval before you make any alterations to the property like wall mounting a TV or putting shelves on walls as this could cost you to rectify alterations made.</p>	<p>Prepare for your routine inspections making sure all spaces are clean and free from clutter, rubbish is removed, floors cleaned and gardens / courtyards free from weeds and lawns maintained.</p>	<p>Maximise your bond return at end of tenancy by making sure all spaces are deeply cleaned including cleaning down walls, window tracks, not leaving items behind and getting carpets steam cleaned.</p>