

**RESIDENTIAL TENANCY AGREEMENT**  
**RESIDENTIAL TENANCIES REGULATION 2010**
**IMPORTANT NOTES ABOUT THIS AGREEMENT**

- The tenant should be given time to read this agreement (including the completed condition report which forms part of this agreement) and to obtain appropriate advice if necessary.
- A landlord or landlord's agent must give a tenant an approved form of information statement (which explains both parties' rights and obligations under this agreement) before the tenant enters into the residential tenancy agreement.

 This agreement is made on  /  /  at  between
**LANDLORD** [Insert name of landlord(s) and contact details]

Name/s	NT Consulting PTY Limited ATF the Staroselsky Superannuation fund	A.B.N. (if applicable)
Contact Details	lena.star999@GMAIL.COM lena Staroselsky 0414 209 145	Care of Agent <input type="checkbox"/> Yes <input type="checkbox"/> No

**TENANT** [Insert name of tenant(s) and contact details (eg. Residential and business address, phone, fax and email details.)]

VIATCHESLAV VLASSENKO: mob - 0420-465-426
SHROBOTNIK@gmail.com.
JAMES BARRIS : mob - 0423 353 809
jbarris28@gmail.com

The tenant agrees to notify the landlord or the landlord's agent in writing of any changes to these details within 14 days

**LANDLORD'S AGENT DETAILS** [Insert name of landlord's agent (if any) and contact details]

<del>Licensee</del>	<del>Trading as</del>	<del>A.B.N.</del>
<del>Address</del>	<del>Postcode</del>	
<del>Phone</del>	<del>Fax</del>	<del>Email</del>

 Agent:  ongoing management OR  leasing only

If leasing agent only, the tenant must contact the landlord with any management inquiries

**TENANT'S AGENT DETAILS** [Insert name of tenant's agent (if any) and contact details]

If appointed, all notices and documents given to the tenant must also be given to the tenant's agent

<del>Name/s</del>	<del>A.B.N.</del>
<del>Address</del>	<del>Postcode</del>
<del>Phone</del>	<del>Fax</del>
<del>Mobile</del>	<del>Email</del>

The tenant agrees to notify the landlord or the landlord's agent in writing of any changes to these details within 14 days

**TERM OF AGREEMENT**
 The term of this agreement is:  weeks/months/years

starting on 26/5/2015 and ending on 25/5/2016 [Cross out if not applicable]

**RESIDENTIAL PREMISES**

The residential premises are [Insert address].

Address	50A Government rd Beacon Hill	Postcode	2100
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# RESIDENTIAL TENANCY AGREEMENT

The residential premises include: [List things such as a parking space, garage, storeroom or furniture provided (attach inventory)]

air conditioning system

**Note:** If the premises include a garage, the garage is provided for the purpose of parking a motor vehicle and not for the storage of goods. The residential premises **do not include:** [List anything such as a parking space, garage or storeroom which do not form part of the residential premises]

**RENT** A tenant must pay the rent on or before the day set out in this agreement.

The rent is \$ 1050 per fortnightly payable in advance starting on 23/6/2015

The method by which the rent must be paid:

(a) to landlord at \_\_\_\_\_ by cash or cheque, or

(b) into the following account, or any other account subsequently nominated by the landlord:

Name of Financial Institution: westpac BSB number: 032099

Account number: 437005

Account name: NT Consulting PTY Limited ATF the Staroselsky

Payment reference: via automated bank transfer, or

(c) as follows: \_\_\_\_\_

The landlord and the tenant may, by agreement, change the manner in which rent is payable.

**Note.** The landlord or landlord's agent must permit the tenant to pay the rent by at least one means for which the tenant does not incur a cost (other than bank or other account fees usually payable for the tenant's transactions) (see clause 4.1) and that is reasonably available to the tenant.

### RENTAL BOND [cross out if there is not going to be a bond]

A rental bond of \$ 2100 must be paid by the tenant on signing this agreement.

The amount of the rental bond must not be more than 4 weeks rent.

### IMPORTANT INFORMATION

#### MAXIMUM NUMBER OF OCCUPANTS.

No more than \_\_\_\_\_ persons may ordinarily live in the premises at any one time.

Other people who will ordinarily live at the premises may be listed here (cross out if not needed):

~~\_\_\_\_\_~~

#### URGENT REPAIRS Nominated tradesperson(s) for urgent repairs and their contact details:

Electrical repairs: \_\_\_\_\_

Plumbing repairs: \_\_\_\_\_

Glass repairs: \_\_\_\_\_

Locksmith: \_\_\_\_\_

Other repairs: \_\_\_\_\_

Contact Lena Staroselsky 0419 209145

#### WATER USAGE

Will the tenant be required to pay separately for water usage? Yes  No  . If yes, see clauses 11 and 12.

#### STRATA BY-LAWS

Are there any strata or community scheme by-laws applicable to the residential premises? Yes  No  . If yes, see clause 35 and clause 54.

#### CONDITION REPORT

A condition report relating to the condition of the premises must be completed by or on behalf of the landlord before or when this agreement is signed and forms part of this agreement.

#### TENANCY LAWS

The Residential Tenancies Act 2010 and the Residential Tenancies Regulation 2010 apply to this agreement. Both the landlord and the tenant must comply with these laws.

# RESIDENTIAL TENANCY AGREEMENT

**THE LANDLORD AND TENANT ENTER INTO THIS AGREEMENT (which includes the Condition Report) AND AGREE TO ALL ITS TERMS.**

### SIGNED BY THE LANDLORD

in the presence of:

\_\_\_\_\_ (Name of witness)

*Joanni*

\_\_\_\_\_ (Signature of witness)

\_\_\_\_\_ (Signature of landlord)

### SIGNED BY THE TENANT

in the presence of:

ANTOINETTE BARTOLOZZI  
\_\_\_\_\_ (Name of witness)

*Antoinette Bartolozzi*

\_\_\_\_\_ (Signature of witness)

*Joanni*  
\_\_\_\_\_ (Signature of tenant)

in the presence of:

\_\_\_\_\_ (Name of witness)

\_\_\_\_\_ (Signature of witness)

*Joanni*  
\_\_\_\_\_ (Signature of tenant)

The tenant acknowledges that, at or before the time of signing this residential tenancy agreement, the tenant was given a copy of an information statement published by NSW Fair Trading.

\_\_\_\_\_  
(Signature of tenant)

For information about your rights and obligations as a landlord or tenant, contact:

- (a) NSW Fair Trading on 13 32 20 or [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au), or
- (b) Law Access NSW on 1300 888 529 or [www.lawaccess.nsw.gov.au](http://www.lawaccess.nsw.gov.au), or
- (c) your local Tenants Advice and Advocacy Service at [www.tenants.org.au](http://www.tenants.org.au)