

# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

## Part 1 Tenancy details

<b>Item 1</b>	<b>1.1 Lessor</b>
	Name/trading name <b>AND DIANA JOHN FORTUNASO AS TRUSTEE FOR J.+D. FORTUNASO</b> Address <b>1 SUPERANNUATION FUND (1-86 INVERMORE ST)</b> <b>5/86 INVERMORE ST MT GRAVATT EAST</b> Postcode <b>4122</b>
<b>1.2</b>	Phone Mobile Email
	<b>0431 693 900</b> <b>JOHN.DIANA@OPTUS.NET.COM.AU</b>

<b>Item 2</b>	<b>2.1 Tenant/s</b>
	Tenant 1 Full name/s <b>ROBERT RILEY</b> Phone <b>0458498815</b> Email <b>robert.rile3@gmail.com</b>
	Tenant 2 Full name/s <b>HANNAH DAILEY</b> Phone <b>0488610293</b> Email <b>hannah@allpropertiesgroup.com.au</b>
	Tenant 3 Full name/s Phone Email

**2.2 Address for service (if different from address of the premises in item 5.1)** Attach a separate list

<b>Item 3</b>	<b>3.1 Agent</b> If applicable. See clause 43
	Full name/trading name Address Postcode
	<b>3.2</b> Phone Mobile Email

<b>Item 4</b>	<b>Notices may be given to</b> (Indicate if the email is different from item 1, 2 or 3 above)
	<b>4.1 Lessor</b> Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <b>JOHN.DIANA@OPTUS.NET.COM.AU</b> Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	<b>4.2 Tenant/s</b> Email Yes <input type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>
	<b>4.3 Agent</b> Email Yes <input type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>

<b>Item 5</b>	<b>5.1 Address of the rental premises</b>
	<b>1/86 INVERMORE ST MT GRAVATT EAST</b> Postcode <b>4122</b>
	<b>5.2 Inclusions provided.</b> For example, furniture or other household goods let with the premises. Attach list if necessary <b>FRONT FOUNTAIN</b>

<b>Item 6</b>	<b>6.1 The term of the agreement is</b> <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement
	<b>6.2 Starting on</b> <b>2/2/2021</b> <b>6.3 Ending on</b> <b>2/2/2022</b>

Fixed term agreements only.  
For continuation of tenancy agreement, see clause 6



# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

**Item 7** Rent \$415.00 per ☒ week ☐ fortnight ☐ month See clause 8(1)

**Item 8** Rent must be paid on the SATURDAY day of each WEEK.  
Insert day. See clause 8(2) Insert week, fortnight or month

**Item 9** Method of rent payment Insert the way the rent must be paid. See clause 8(3)

DIRECT DEBIT - DEPOSIT

Details for direct credit

BSB no. 084130 Bank/building society/credit union NAB.  
Account no. 667041556 Account name S+D FORTUNASO SUPERFOUN  
Payment reference 1-86

**Item 10** Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

N/A

**Item 11** Rental bond amount \$1660.00 See clause 13

**Item 12** 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity ☒ Yes ☐ No Any other service that a tenant must pay ☒ Yes ☐ No  
Gas ☒ Yes ☐ No Type N.B.D. See special terms (page 8)  
Phone ☒ Yes ☐ No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

☒ Yes ☐ No

**Item 13** If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity N/A. 100% Any other service stated in item 12.1 100%  
Gas N/A See special terms (page 8)  
Phone N/A 100%

**Item 14** How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity N/A  
Gas N/A  
Phone N/A  
Any other service stated in item 12.1 See special terms (page 8)

**Item 15** Number of persons allowed to reside at the premises 2 See clause 23

**Item 16** 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? ☒ Yes ☐ No  
See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 ☒ Yes ☐ No

**Item 17** 17.1 Pets approved ☒ Yes ☐ No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type CAT. Number 1 Type Number

**Item 18** Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs JOHN F. Phone  
Plumbing repairs JOHN F. Phone  
Other JOHN F. Phone

**Part 3 Special terms** Insert any special terms here and/or attach a separate list if required. See clause 2(4) to 2(6)

REFER TO SPECIAL CONDITIONS DUTY OF CARE + REIQ  
SPECIAL TERMS

- 1) FURNITURE + ITEMS KEPT SLIGHTLY AWAY FROM WALLS. RR 110
- 2) TENANTS RESPONSIBILITY TO ENSURE THE COURTYARD AT THE REAR OF THE UNIT IS KEPT TIDY + FREE FROM WEEDS. RR 110
- 3) FRONT BALCONY WEEP PORTS TO BE KEPT FREE OF DEBRIS AT ALL TIMES TO ALLOW WATER TO DRAIN AWAY. RR 110
- 4) CAT TO STAY DOWNSTAIRS ON TILED AREA. RR 110


The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

**Signature of lessor/agent**

Name/trading name

JOHN FORTUNASO

Signature



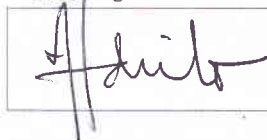
Date 26 / 01 / 21

in the presence of (witness)

Print name

LYDIA DAILO

Witness signature




Date 26 / 01 / 21

**Signature of tenant 1**

Print name

ROBERT RILEY

Signature



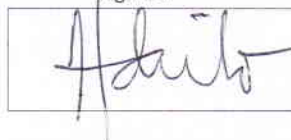
Date 26 / 01 / 21

in the presence of (witness)

Print name

LYDIA DAILO

Witness signature



Date 26 / 01 / 21

**Signature of tenant 2**

Print name

HANNAH DAILO

Signature



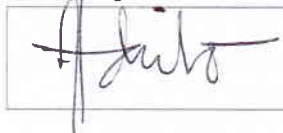
Date 26 / 01 / 21

in the presence of (witness)

Print name

LYDIA DAILO

Witness signature



Date 26 / 01 / 21

**Signature of tenant 3**

Print name

Signature

Date / /

in the presence of (witness)

Print name

Witness signature

Date / /