

# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

For Residential Tenancy Authority  
advice or information go to  
[www.rta.qld.gov.au](http://www.rta.qld.gov.au)

## Part 1 Tenancy details (refer also - Addendum - Additional Items)

<b>Item 1</b>	<b>1.1 Lessor</b>	
Name/trading name <b>GOUTAM AGASHE AND SHWETA HERLEKAR</b>		
Address		
Refer Addendum A (Item A1)		
Postcode <b>4163</b>		
1.2 Phone	Mobile	Email
( 07 ) 3286 1688		mail@pearsonbros.com.au

<b>Item 2</b>	<b>2.1 Tenant/s</b>
Tenant 1	Full name/s <b>SKYE-LEIGH BALSHAW</b>
Phone	Email
Tenant 2	Full name/s
Phone	Email
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 <b>Bentab Pty Ltd T/as Pearson Bros Property Management Cleveland</b>		
Address		
23 Middle Street, Cleveland QLD		
Postcode <b>4163</b>		
3.2 Phone	Mobile	Email
( 07 ) 3286 1688		mail@pearsonbros.com.au

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

<b>Item 5</b>	<b>5.1 Address of the rental premises</b>
55 WILLARD ROAD	
CAPALABA, QLD	
Postcode <b>4157</b>	
5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary	
AS PER CONDITION REPORT	

<b>Item 6</b>	6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement		
6.2 Starting on	14 / 05 / 2022	6.3 Ending on	12 / 05 / 2023
Fixed term agreements only. For continuation of tenancy agreement, see clause 6			

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**Item 7** Rent \$ 440.00 per ☒ week ☐ fortnight ☐ month See clause 8(1) of the Standard Terms and Addendum - Additional Items - Item C

**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)

**CHEQUE, BPAY, DIRECT DEBIT, INTERNET TRANSFER OR AS OTHERWISE ARRANGED**

Details for direct credit

BSB no. 0 6 4 1 3 8 Bank/building society/credit union COMMONWEALTH BANK

Account no. 0 0 0 0 0 1 4 0 Account name PEARSON BROS. TRUST ACCOUNT

Payment reference 55 WILLARD

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

**23 MIDDLE STREET, CLEVELAND OR AS OTHERWISE ARRANGED**

**Item 11** Rental bond amount \$ 1,760.00 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 ALL OTHER UTILITIES 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                      Any other service stated in item 12.1                       
Gas                      See special terms (page 8)  
Phone                     

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

Electricity DIRECT TO SUPPLIER  
Gas DIRECT TO SUPPLIER  
Phone DIRECT TO SUPPLIER  
Any other service stated in item 12.1 DIRECT TO SUPPLIER  
See special terms (page 8)

**Item 15** Number of persons allowed to reside at the premises 4 See clause 23

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

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 REFER TO ANNEXURE 'A' Phone                       
Plumbing repairs REFER TO ANNEXURE 'A' Phone                       
Other                      Phone                     

Note: Refer Addendum - Additional Items (Page 9) for additional details

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### Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

**Refer attached: Addendum - Additional Items and Addendum - Special Terms (as forming part of this Agreement)**

**Refer Addendum A (Item A2)**

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

GOUTAM AGASHE AND SHWETA HERLEKAR

Signature

*Shweta as managing agent*

Date 4/14/22

#### Signature of tenant 1

Print name

SKYE-LEIGH BALSHAW

Signature

*[Signature]*

Date 4/14/22

#### Signature of tenant 2

Print name

Signature

Date / /

#### Signature of tenant 3

Print name

Signature

Date / /

## Addendum - Additional Items

This Addendum - Additional Items page can be used to list information that does not fit in the fields provided in Part 1 Tenancy Details of the Standard RTA Form 18a.

### Item A Address for service (if different from address of the premises in Item 5.1)

55 WILLARD ROAD

CAPALABA, QLD

Postcode 4157

### Item B Name(s) of Person(s) authorised to reside on Premises

SKYE-LEIGH BALSHAW AND THREE CHILDREN - ISABELLE, AMELIA AND NOAH DWYER

### Item C Rent Increase See Clause 10 of the Standard Terms and Clause 10 of Addendum - Special Terms

Rent Increase: Applicable ☐ Yes ☒ No

Commencing on: / / (If known)

(a) New Rent will be \$ per ☐ week ☐ fortnight ☐ month (single increase only) OR

(b) Determined by the method as outlined below:

*Note: Method must be set out clearly for tenants to understand. Use appropriate examples where necessary*

### Item D Pool Safety Certificate Requirements (complete if there is a swimming pool and/or spa for use by the Tenant/s or on the Premises)

The Tenant acknowledges having received one of the following:

☐ a copy of the current Pool Safety Certificate

OR ☐ a Form 36 - Notice of No Pool Safety Certificate (Body Corporate shared pool only)

### Item E Key collection and return

Keys available for collection: (new tenancies only)

Date: ☒ On the starting date stated in Item 6.2

OR

☐

Time:

Instructions for returning keys upon vacating:

### Item F Additional Tenants

Tenant 4 Full name/s

Phone

Email

#### Signature of tenant 4

Print name

Signature

Date

/ /

## Addendum A

### A1. Lessor - Address

C/- BENTAB PTY. LTD. TRADING AS PEARSON BROS.  
PROPERTY MANAGEMENT CLEVELAND, 23 MIDDLE  
STREET, CLEVELAND ABN 27 009 877 043

### A2. Special Terms

If the property meets a 3 star WELS water efficiency rating, the following water clause applies:

Water Consumption charges - Tenant to be Responsible

(a) For the purposes of interpreting the amount payable by the tenant for water consumption charges in Clause 17.1, the amount payable by the tenant shall be all water consumption charges.

(b) This Special Condition shall determine the proportion of water consumption charges payable by the tenant. The provisions of Term 17 shall otherwise apply or as stated below:

If the property DOES NOT meet a 3 star WELS water efficiency rating, the following water clause applies:

Water Consumption Charges - Lessor to Pay Reasonable Amount

(a) The lessor shall be responsible for water consumption charges in respect of the first 30 kilolitres of water usage by the tenant during each 3 month period.

(b) The tenant shall be liable for all water consumption charges over and above the usage referred to in paragraph (a) above.

(c) The tenant acknowledges that the rate of the water consumption charges may vary. The tenant will take no objection to paying all water consumption charges in respect of the premises over apart from those payable by the lessor in paragraph (a) above.

(d) This Special Condition shall determine the proportion of water consumption charges payable by the tenant. The provisions of Term 17 shall otherwise apply.

The water invoice is payable one month from date of invoice.

At Pearson Bros Property Management, we understand that sometimes there are unforeseen circumstances that result in delayed rental payments. Although the situation may never apply to you as most Tenants pay rent on time, it is important we advise you of the process involved.

Although we will endeavour to accommodate any extraordinary situations resulting in late rental payments, there is a strict arrears management procedure that will be maintained, regardless of the reason. This is to ensure effective management of arrears and to protect the Lessor's investment.

If you happen to fall into arrears or know that you will be unable to make a rental payment, please contact the office and discuss the situation with your Property Manager. These actions form our rent arrears management procedure and occur at the time specified:

4 days in arrears Reminder Phone Call or SMS message or letter

8 days in arrears Notice to Remedy issued with 7 days to remedy breach

17 days in arrears Notice to Leave issued with 7 days notice to vacate

If after vacating the premises there are monies owed in excess of the Bond, the Tenants named on the Tenancy Agreement may be listed with a Tenancy Database ie TICA - Tenancy Information Centre of Australia and NTD - National Tenancy Database. Tenants will have the opportunity to pay all monies owed as well as being consulted before their details are listed.

RENT PAYMENTS - After your initial payment our office is a strictly no cash for rent payments - Our banking details are supplied in your tenant pack.

SMOKE ALARMS To comply with Queensland Fire and Rescue Services Legislation the following are responsibilities of the Tenant during the Tenancy:

1. The Tenant/s will notify the Agent when a smoke alarm has failed or is about to fail, other than because the battery is flat or almost flat.

2. The Tenant/s will not remove, dispose of, or otherwise tamper with to cease its effectiveness, the smoke alarms installed at the premises unless it is to clean or change the battery.

3. The Tenant/s will ensure that all exits from the property are maintained as clearways so they can be safely and effectively used for escape in the event of a fire.

NOTICE PERIOD:- You are required to give two week's notice prior to vacating if your lease is up.

UNAPPROVED OCCUPANTS - There are to be no unapproved occupants living at the property - Should your circumstances change you are to advise our office immediately.

BREAKING LEASE - If the situation arises where you may have to end this fixed term tenancy prior to the end date and break this lease, you are responsible for the rent until a new tenant is placed and you agree to pay reasonable re-letting costs which our office charges a week's rent as Let Fee + GST

Receipt of Documents

(a) The tenant acknowledges having received a Form 17a upon signing the Tenancy Agreement.

(b) The tenant acknowledges having received a Form 1a Condition Report for completion and return to the lessor in accordance with Clause 5(3) of the Standard Terms of this Agreement.

CONDITION REPORT - To be returned to our office within 3 working days

Routine Inspections - When you move into your property we will carry out our first inspection within the first 8 weeks just to see how you have settled in. Then you will have another inspection prior to 6 months. An entry notice will be issued with the date of entry. As we do our inspections in areas it is very hard to change times. Unless it is an emergency situation we cannot change the day allocated to do your inspection.

Maintenance - All maintenance must be reported to our office in writing, no maintenance item will be attended to unless we have the details in writing. Our office handles maintenance in the office Monday to Friday 8.30am to 4.30pm. For emergency life threatening repairs please phone the office during office hours, if after hours try the numbers supplied in

## Addendum A (continued)

your tenant folder, if there is no response leave a message then refer to the list of repairers in your folder.

**MOULD** - Under Section 188 of the General Tenancy Agreement the tenant must clean off any mould that appears at the property.

**LIGHT BULBS** - It is the tenant's responsibility to replace and change light bulbs.

**SMOKING** - No smoking by any tenant or guest is permitted in the indoor areas of the premises.

**CARPETS** - For a tenancy of more than 12 months, notwithstanding the provisions of Clause 48 (B), carpets are to be professionally cleaned from time to time as reasonably instructed by the Lessor/Agent. Our office suggests that Tenants use our office's recommended tradespeople for carpet cleaning when vacating. Their contact details can be found on the Vacating Annexure and can also be provided on request by our office.

**YARD MAINTENANCE** - The tenant is responsible for keeping the lawn mowed and gardens tidy, trees & shrubs must be kept to a satisfactory height. If the property has palms, the fronds must be disposed of regularly.

**GRASS CLIPPINGS** - The tenants acknowledge and accept that they will not dispose of their grass clippings against the sides of the house or put up against any of the fences.

**TOUCH-UP PAINT** - The tenants acknowledge and accept that they will not touch up any walls with any spare paint that may be left at the property. Any touch-ups need to be approved by the lessor or done by a professional to prevent miss matched paint work.

**POOL GATE** - The tenant must keep the pool gate closed at all times under no circumstance must the door be tied back or held back by any item preventing it locking.

**Pool Costs to be apportioned between the Parties** - If Applicable to your property - If you have a monthly pool service on the pool at the property you are renting, the owner pays for the monthly pool service, you have to pay for the chemicals which will be invoiced to you and payable within 14 days of invoice date.

**PETS INDOORS** - In accordance with Clause 24 of the Special Terms, where the tenant is permitted in accordance with Items 17.1 and 17.2 to keep pets on the premises, the tenant agrees and confirms such pets will not be allowed in any indoor areas of the premises.

**PETS** - The tenant agrees that any damage caused by the pets will be rectified at the tenant's expense and will be pest controlled for fleas upon vacating.