

Bonds

What is a bond?

A bond is a payment you make at the start of your tenancy as security in case there is a dispute when you move out, such as issues related to cleaning.

By law, the bond must be held by the Residential Tenancies Bond Authority until your tenancy ends.

If possible, it's best to pay a bond after receiving:

- Lease agreement
- Condition report
- Bond lodgement form signed by landlord

The maximum bond is equivalent to one month's rent unless you pay more than \$900 a week in rent.



What is a condition report?

The condition report shows the condition of the rental before you move in.

When you move out, the landlord must complete an exit condition report.

The reports are compared for any issues relating to cleaning or damage.



You're responsible for

- Avoid causing damage.
- Leave property reasonably clean.
- Remove items you have installed, unless the landlord says in writing you don't need to.



You're not responsible for

- General wear and tear.
- Replacing old items with new ones. Items lose value over time.



Before you move in

- Carefully review the landlord's condition report.
- Inspect everything. Take lots of photos and videos.
- Add notes if you disagree with the landlord's report. You have 5 business days from the move-in date on your lease to return it.
- Make back-up copies of photos and the condition report.
- These all help protect your bond when you move out.



When you move out

The landlord must make a final inspection to complete the exit condition report – and invite you to it. Try to go to check if they accurately complete the condition report.

Once you have handed in your keys, you can make a claim for your bond from the Residential Tenancies Bond Authority at no cost.



Bond disputes

If the landlord wants to keep the bond, or some of it, they must apply to the Victorian Civil and Administrative Tribunal (VCAT) and prove their claims are reasonable.

You get to attend to have your say, and it's free.



Remember

The bond is your money, so be sure to claim it.

Find out more on our website's [bonds page](#).



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This information is a guide and should not be used as a substitute for professional legal advice.