

Moving into a new rental?

Follow these tips for a successful tenancy

Moving into a new property can be an exciting time. Losing your deposit when you move out? Not so much.

It can be easy to overlook the importance of your deposit when the end of your tenancy seems so far away but taking some simple steps from the outset could help you avoid losing money unnecessarily.

Follow the tips below to develop a positive relationship with your landlord and reduce the risk of losing your deposit.



Complete your check-in report

The check-in report is proof of the property's condition at the start of the tenancy. Review it when you move in, taking date stamped digital images of any damage or problems. Keep the images as evidence and send copies to your landlord.



Read the fine print

Read your tenancy agreement carefully and make sure you understand your obligations. If you don't do what you've committed to, you risk losing your deposit. If there is anything you're unsure about, ask your landlord.



Record-keeping is king

Keep all documents, receipts and communications relating to your tenancy. This includes conversations with your landlord, particularly any agreements you make, and always follow up phone calls with an email confirming what was agreed.



Always report potential issues

Help your landlord stay on top of repairs by reporting any issues promptly in writing. Include digital images and the cause where you can. Ignoring a problem could lead to it getting worse and that could be considered your fault.



Shared tenancy means shared accountability

With most tenancy agreements you'll be liable for damage to communal areas as well as your own room. If a tenant causes damage and doesn't accept personal responsibility, it becomes the joint responsibility of all the tenants.



Responsibility doesn't end when you move out

Even if you move out before your housemates, in most cases you'll be liable right until the end of the tenancy. You could remain jointly responsible for any cleaning or repairs to the property, even if the damage happened after you left.



Be proactive, right to the end

Attend the check-out inspection and discuss any potential issues with the landlord. This might avoid a disagreement over any deductions and stop your deposit being tied up in a dispute for several weeks.