



## **Tenants ability to claim bond prior to end of tenancy**

This submission is written in response to the Government review of the RTRA Act.

Rental bonds are monies paid by tenants in the event they breach the Act and or agreement.

Tenants are currently able to claim their bond at any time prior to the end of tenancy. The Government are encouraged to consider this during this review as it often leads to disputes and breakdowns in communication. The Act should be amended to legislate that the bond cannot be claimed by any party until the tenancy has ended as per section 277.

During the last twelve months, I have asked property managers throughout Queensland during my regular training and education events throughout the state, has there be an increase in tenants who are vacating the property claiming their bond prior to the tenancy ending. The response has been a resounding yes.

My understanding is the RTA (the Authority) are advising tenants they can claim their bond. The tenancy has not ended; the intent of what a rental bond should be considered and the requirements of tenants to return the property in accordance with section 188 (4). Claiming bond prior to the tenancy ending leads to higher dispute resolution for the Authority and unnecessary angst and time for all parties while going through the process of disputing the bond claims.

Yours sincerely

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