



## LANDLORDS' ASSOCIATION (S.A.) INC.

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### Notice 4 - HINTS FOR LANDLORDS

The following are items that you may wish to include in your leases as additional conditions. These are suggestions only and you are not obliged to use any of these hints.

1. Allow a clause in your fixed term lease to enable rent to be increased. 'The landlord reserves the right to increase the rent during the agreement as per the Residential Tenancies Act 1995'. Must be in writing and the increase must be at least 12 months after the day the tenancy commenced or the day of the last increase. Please read page 2 of 'Notice To Tenant of Rent Increase Pursuant To Section 55'
2. 'At the expiration of this tenancy the tenant/s acknowledge that the final inspection will be conducted only after all tenant's chattels are removed, the property cleaned, final gardening done, rubbish removed and keys returned to landlord. The tenant/s will be responsible for payment of rent on a daily basis until all of the above conditions are met'.
3. 'Inspections will only be carried out in day light hours'.
4. 'All hard rubbish and bottles to be removed from the property regularly'.
5. 'Oil stains to be regularly cleaned from driveways, garages and carports'.
6. 'All stove parts and exhaust fans to be cleaned regularly'.
7. Don't forget to check if your prospective tenant has been listed as missing by another landlord or agent from a previous tenancy. Phone 08 8250 5503 or 0419 804 509 any time, any day and if not answered, please leave your contact details and your call will be returned.
8. Supply your tenants with copies of 'Request for repairs pursuant to section 68'.