

RENTAL AGREEMENT VICTORIA

Premises Address: _____

Landlord Information: _____

Full Name: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone / Email: _____

Rental Terms:

Rental Amount (AUD): _____ AUD

Payment Frequency (e.g. weekly, fortnightly): _____

Bond Amount (AUD): _____ AUD

Payment Method: _____

Clause 1 – Definitions

In this Agreement, unless the context otherwise requires, terms have the meanings given in the Residential Tenancies Act 1997 (Victoria) (the Act).

Clause 2 – Agreement to Rent

The Landlord agrees to rent the Premises to the Tenant and the Tenant agrees to rent the Premises from the Landlord on the terms and conditions set out in this Agreement.

Clause 3 – Term of Tenancy

The tenancy shall commence on the agreed starting date and continue for the rental period stated above or until terminated in accordance with the Act.

Clause 4 – Rent

The Tenant agrees to pay the rent specified above at the frequency indicated by the due dates set by the Landlord or as otherwise agreed.

Clause 5 – Bond

The Tenant must pay the Bond amount specified above prior to moving in, which will be lodged with the Residential Tenancies Bond Authority in accordance with the Act.

Clause 6 – Use of Premises

The Tenant agrees to use the Premises only as a residence and in a reasonable manner consistent with the Act.

Clause 7 – Repairs and Maintenance

The Landlord must maintain the Premises in good repair and the Tenant must notify the Landlord promptly of any

damage or required repairs.

Clause 8 – Tenant Obligations

The Tenant shall not cause or permit any damage, keep pets without consent, or engage in illegal activities on the Premises.

Clause 9 – Entry and Inspection

The Landlord or agent may enter the Premises to inspect, carry out repairs or show to prospective tenants or buyers, with proper notice as required by law.

Clause 10 – Utilities and Services

The Tenant is responsible for the payment of utilities and services unless otherwise specified.

Clause 11 – Ending the Tenancy

Either party may end the tenancy by providing written notice in accordance with the Act.

Clause 12 – Dispute Resolution

In the event of a dispute, the parties agree to attempt to resolve matters through the Victorian Civil and Administrative Tribunal (VCAT) before taking other legal action.

Clause 13 – Condition Report

A condition report must be completed and signed by both parties at the start of the tenancy describing the state of the Premises.

Clause 14 – Privacy

The parties agree to comply with privacy laws concerning personal information collected under or in relation to this Agreement.

Clause 15 – Breach and Remedies

If either party breaches a term of this Agreement, the other party may seek remedies under the Act including termination or compensation.

Clause 16 – Governing Law

This Agreement is governed by the laws of Victoria, Australia.

Clause 17 – Notices

Notices under this Agreement must be in writing and delivered in person, by mail, or electronically when consented by both parties.

Clause 18 – Additional Terms

Any additional terms must be clearly written and attached to this Agreement and signed by both parties.

Clause 19 – Signatures

This Agreement shall be signed by both Landlord and Tenant to be legally binding.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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