



NEIGHBOURLY BEHAVIOUR

Most Community Housing tenants are good neighbours, but the behaviour of some tenants can make life in Community Housing communities less enjoyable and unsafe for others.

This statement outlines the behaviour expected of community housing tenants. Tenants who do not meet their obligations and responsibilities risk losing their community housing tenancy.

Your Residential Tenancy Agreement with AHV

Your Residential Tenancy Agreement sets out your rights and responsibilities.

Complying with your Residential Tenancy Agreement

You are expected to:

- pay your rent and related charges on time;
- always provide accurate information about who is living in your property;
- not sub-let any part of your property;
- keep your rented property reasonably clean both inside and outside;
- avoid damaging your property or common areas;
- not interfere with your neighbours' rights to peace, comfort and privacy.

Being a good neighbour

Local communities work best when neighbours:

- respect others' rights and privacy;
- take responsibility for their actions and those of their families and visitors;
- respect communal areas and others'; right to appropriately use these spaces;
- are considerate and tolerant of others.

Un-neighbourly behaviour

Tenants who interfere with neighbours' rights are not good neighbours. Examples of un-neighbourly behaviour include:

- vandalism and destruction of others' property or common areas;
- aggressive or violent behaviour
- illegal activity;
- excessive noise or disruptive behaviour;
- failing to keep the rented property in a reasonably clean condition including the outdoor areas.

Keeping a property reasonably clean could include such things as:

- maintaining the garden;
- not undertaking repairs on automobiles in the front yards or on the street;
- properly disposing of rubbish;
- not storing excessive amounts of furniture, household goods or papers which could create a fire risk





Consequences of breaching your Residential Tenancy Agreement

Aboriginal Housing Victoria (AHV) will issue a breach of duty notice if you, a household member or visitor to the house:

- cause a nuisance or interfere with the reasonable peace, comfort or privacy of your neighbours
- damage your rented property or common areas
- fail to keep your rented property in reasonably clean condition
- install any fixtures or make any alteration, renovation or addition to the rented property without AHV's consent

If you breach the same duty provision three times within a 12 month period, or breach a Compliance Order, a decision may be taken to terminate your tenancy in accordance with the Residential Tenancies Act 1997.

Aboriginal Housing Victoria will seek compensation for any damage to a rented property, and seek to end a tenancy where necessary to ensure the safety and wellbeing of others.

Aboriginal Housing Victoria will take a zero tolerance approach to:

- malicious damage to a property
- endangerment of the safety of other occupiers
- use of a property for illegal purposes or drug-related conduct

If you engage in any of these activities, you will risk eviction under the Residential Tenancies Act 1997.

