

ROOMING HOUSE AGREEMENT (AUSTRALIAN CAPITAL TERRITORY)

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LANDLORD]
[address]
(the "Landlord")

- and -

[NAME OF TENANT]
[address]
(the "Tenant")

1. Rented Premises

Landlord hereby rents to Tenant and Tenant hereby rents from Landlord a [furnished / unfurnished] room designated as Room No. ## (the "Room"), located in the premises situated at [insert full address of rooming house] (the "Premises"), subject to the terms and conditions hereinafter set forth.

2. Term

This Agreement shall commence on the ____ day of _____, _____ ("Commencement Date") and expire on the ____ day of _____, _____ ("Expiry Date"), subject to earlier termination or cancellation.

3. Rent and Other Charges

- (a) The Tenant agrees to pay rental payments of \$###.## per [week/fortnight/month] on the ____ day of each [week/second week/month], with the first rental payment to be paid on the Commencement Date.
- (b) All telephone toll charges for calls made by the Tenant shall be paid for by the Tenant.
- (c) The Tenant will be required to pay for the following at the rates set out below:
 - (i) rates and charges for water supply at the rate of \$###.## per _____;
 - (ii) electricity at the rate of \$###.## per _____;
 - (iii) gas at the rate of \$###.## per _____;
 - (iv) meals at the rate of \$###.## per _____;
 - (v) other: [describe].

4. Application of the Act and Regulations

Landlord and Tenant are legally bound to comply with the provisions of the Residential Tenancies Act 1997. A copy of the Act shall be displayed in a prominent place in the Premises at all times. Upon request, the Landlord will provide a copy of the Act to the Tenant. An agreement or arrangement that is inconsistent with the Act or purports to exclude, modify or restrict the operation of the Act is to that extent void, except to such extent as the inconsistency, exclusion, modification or restriction is expressly permitted under the Act.

THIS IS A 2-PAGE AGREEMENT.