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MID-WEEK

Real Estate

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Tenancy law chief issues warning

NSW Tenancy Commissioner Bob Browne says his investigators are still finding some real estate agents, landlords and caravan park managers are not obeying all the residential tenancies laws.

Permanent residents of caravan and relocatable home parks have had full tenancy rights under the Residential Tenancies Act since November 1989.

Mr Browne's investigating officers regularly call on agents and caravan parks as part of the program to encourage compliance with the law. An investigator is now on the North Coast.

Some issues causing concern are ille-

gal lockouts, failure to give 60 days' notice of rental increase, tenants being charged more than \$15 for the preparation of tenancy agreements and additional terms being written into agreements which conflict with the Act.

Mr Browne said his officers had detected several recent instances where agents and park operators had not been obeying the law. Breaches can result in prosecution with maximum penalties ranging from \$200 to \$20,000.

Those needing more information about residential tenancy laws should contact the Tenancy Service on (008) 451301 (toll free).