

CONSUMER AFFAIRS ADVICE

HOW TO AVOID A BAD RATING AGAINST YOUR NAME

National residential tenancy databases have records of tenants who have had a bad record in previous tenancies. That is, they may have caused damage to the property or have been forced to move out because they did not pay all the rent they should have when it was due. These records provide property agents with information about the previous tenancies of people who are applying for a new tenancy..

This information helps agents to assess if an applicant is likely to be a financial risk to their customers, the owners of the properties for rent.

To avoid getting your name listed on a tenant database, make sure that you always pay your rent on time and do not damage the rental property.

If you want to move out of the property, make sure you obey the law and do things the right way, because once you have been listed on a residential tenancy database you may find it difficult to get a new place to rent, not just in the Northern Territory, but anywhere in Australia.

This information is provided as a guide only, and tenants are urged to contact Consumer Affairs for further information on their rights and responsibilities under the *Residential Tenancies Act*.

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