INFORMATION BROCHURE

The information in this brochure is a summary of the Residential Tenancies Act 1995, it does not replace it.

The *Residential Tenancies Act 1995* requires that a landlord or agent must give the tenant this information brochure at the time that a residential tenancy agreement is entered into.

THIS BROCHURE SETS OUT THE GENERAL RIGHTS AND OBLIGATIONS OF LANDLORDS AND TENANTS IN RESPECT OF ALL RESIDENTIAL TENANCY AGREEMENTS IN SOUTH AUSTRALIA.

A residential tenancy agreement is formed when a person (landlord/agent) gives another person (tenant), the right to occupy premises in return for payment.

THE LANDLORD/TENANT RELATIONSHIP...

Landlords and tenants both have rights and obligations when a tenancy agreement is entered into. **Some of these rights and obligations cannot be changed, even if there is a mutual agreement made between the parties.** This brochure outlines the main requirements of both parties, for full details on rights and responsibilities; refer to the *Residential Tenancies Act 1995*. If you have a query about your rights or responsibilities, contact Consumer and Business Services (CBS) on 131 882, or visit the Customer Service Centre at 91 Grenfell Street, Adelaide.

The landlord/tenant relationship begins when a landlord agrees to rent residential premises to a tenant. "Premises" includes the land and buildings contained on it, and all things provided for use by the tenant. However, a landlord and tenant may agree at the beginning of the tenancy to exclude certain parts of the premises as being for the landlord's use only.

A tenancy agreement can be written, verbal or even implied. It does not need to be in writing to be binding. If parties wish to enter into a written agreement, a copy of a standard lease agreement is available free from CBS, or from the South Australian Government website at www.sa.gov.au/tenancy/forms

The landlord must pay any cost associated with the preparation of a written lease. There is to be no cost to the tenant.

THE LANDLORD IS OBLIGED TO...

- complete and provide 2 signed inspection sheets and a copy of this information brochure to the tenant at the commencement of the tenancy;
- inform prospective tenants of any intention to sell the property;
- provide the tenant with a copy of the lease agreement if the landlord has required the tenant to sign a written agreement;
- provide manuals, or written, or oral instructions for the operation of domestic appliances e.g. air conditioner. Domestic appliances must also be listed in the tenancy agreement;
- provide name and address for the service of documents;
- allow the tenant to pay rent by at least one means that doesn't involve the payment of cash, or the use of a rent collection agency;
- provide the premises in a clean and reasonable state;
- keep proper rent records and give proper receipts for any money received from the tenant. *If the tenant pays rent into an account that is kept by the landlord or agent at a financial institution and the landlord or agent keeps a written record containing the information normally required on a receipt, a receipt does not have to be given to the tenant;*
- pay charges for water usage and supply as agreed between the landlord and the tenant. In the absence of an agreement if the water supply is separately metered, the tenant is responsible to pay for all water usage and the water supply charge. If there are multiple properties on one meter, a special clause must be included in the lease agreement outlining how water charges are to be determined. *Sewerage charges are always the responsibility of the landlord*;
- pay council rates, land tax charges, sewerage charges and any levies;
- maintain and repair the premises (having regard to their age, character and prospective life);
- allow the tenant peace, comfort and privacy;
- provide and maintain locks to ensure the premises are reasonably secure.

THE TENANT IS OBLIGED TO...

- pay the rent on time. *If the tenant receives a Centrelink payment, the landlord may agree for the rent to be paid using Centrepay. (For details on Centrepay contact the nearest Centrelink Office). If rent is paid electronically, it will be taken to be paid on the date the money is received in the landlord's account;*
- keep the premises in a reasonable state of cleanliness;
- pay charges for water usage and supply as agreed between the landlord and the tenant. In the absence of an agreement, if the water supply is separately metered, the tenant is responsible to pay for all water usage and the water supply charge. If there are multiple properties on one meter, a special clause must be included in the lease agreement outlining how water charges are to be determined. *Sewerage charges and any levies are always the responsibility of the landlord*;
- not intentionally or negligently cause or allow damage to be caused to the premises;
- notify the landlord of damage to the premises;
- notify the landlord when repairs are needed;
- not use the premises, or allow them to be used, for any illegal purpose;
- not cause or allow a nuisance or interference with the reasonable peace, comfort and privacy of anyone else living in the immediate vicinity of the premises;
- not fit any fixtures or make any alterations to the premises (including picture hooks, shelves and fences) without the landlord's permission.

LANDLORD'S RIGHT OF ENTRY TO RENTED PREMISES...

- in an emergency;
- at a time previously arranged with the tenant, but not more frequently than once every week for the purpose of collecting rent;
- to inspect the premises (not more frequently than once every four weeks) after giving seven to fourteen days **written notice** specifying the date and purpose of the proposed entry and an entry period of up to two hours;
- to carry out garden maintenance at a time previously arranged with the tenant no more than 7 days before the day of entry, or after giving seven to fourteen days **written notice**;
- to carry out necessary repairs (other than in an emergency) or maintenance (other than garden maintenance) after giving at least 48 hours' notice;
- after giving reasonable notice to the tenant to show the premises to prospective tenants during the last 28 days of a tenancy;
- at a time agreed by the tenant, or after giving reasonable notice to the tenant to show the premises to prospective purchasers no more than twice weekly;
- to determine whether a breach has been remedied after the landlord has given the tenant notice of a breach of agreement. No less than 7 and no more than 14 days **written notice on a prescribed form** must be given;
- if it is believed on a reasonable ground that the tenant has abandoned the premises;
- for some other genuine purpose after giving seven to fourteen days **written notice** specifying the date, time and purpose of entry, or with the consent of the tenant.

All entries, unless agreed, must take place between normal hours i.e. 8am and 8pm on any day other than a Sunday or public holiday.

AT THE BEGINNING OF A TENANCY...

A landlord has the right to choose a suitable tenant. Under the *Residential Tenancies Act 1995*, it is illegal to discriminate against tenants with children. **This does not apply if the landlord or agent resides in the premises to which the tenancy relates.**

Other laws against discrimination also exist under the Equal Opportunity Act. For information about discrimination laws visit the Equal Opportunity Commission's website at www.eoc.sa.gov.au.

RESIDENTIAL TENANCY DATABASES...

A Residential Tenancy Database (RTD) is a commercial database containing information about tenancies, not a database kept by an entity for use of its officers, employees or agents.

A landlord or agent is required to inform a prospective tenant if they intend to use the services of a RTD to decide whether a residential tenancy agreement should be entered into. They must also inform the prospective tenant if they find that an RTD contains information about them and how the tenant can have the information amended or removed.

A landlord or agent must not list information on an RTD unless the tenant is given at least 14 days to review this information. A listing will be required to be removed after 3 years.

TYPES OF LEASE AGREEMENTS...

There are two types of residential tenancy agreements.

[1] A **periodic tenancy** - an agreement (written, verbal or implied) for an indefinite period until it is lawfully terminated by either party or by the Tribunal;

[2] A **fixed term tenancy** - a specific start date and end date agreed upon at the beginning of the tenancy (e.g., six or twelve months).

The landlords and tenants rights and obligations under both types of lease agreements are exactly the same. There are differences, however, in the conditions of **termination.**

A landlord must keep a copy of a written agreement and any variation of the agreement (in paper or electronic form) for 2 years after the tenancy has ended.

BOND...

For rental properties where the rent payable is $250 per week and under, the landlord cannot ask for a bond that is more than four weeks' rent. For rent over $250 per week, a landlord cannot ask for a bond that is more than six weeks' rent. Money received as a bond must be receipted within 48 hours. The receipt must show the date, the person's name, the amount and address of the premises for which the bond has been paid. All bonds (including any part payments) must be lodged with CBS (cheques made payable to the Residential Tenancies Fund) together with a bond lodgement form within 7 days (or in the case of registered land agents, within 30 days) of receipt. The bond may be paid by Direct Debit by completing the Direct Debit Request (DDR) printed on the back of the bond lodgement form.

A bond may be increased if at least two years have elapsed since the bond was paid or last increased. Where a bond is increased, the increase must be lodged with CBS within the required time frame.

Housing SA issue bond guarantees to approved tenants, rather than making a direct payment to the Residential Tenancies Fund. This guarantee is used in the same way as a cash bond and provides the same security for landlords. Bond guarantees do not become valid until they have been lodged with CBS and have received a lodgement number. Housing SA will cancel a bond guarantee if it is not lodged with CBS by the ‘lodge by’ date shown on the front of the form.

WHETHER OR NOT A BOND IS PAID, THE ACT APPLIES TO ALL RESIDENTIAL TENANCY AGREEMENTS IN SOUTH AUSTRALIA.

INSPECTION SHEETS...

At the beginning of the tenancy the landlord is required to provide the tenant with two signed inspection sheets, which must include comprehensive details of fixtures, furniture and other contents in the premises and their condition at the commencement of the tenancy. After both inspection sheets have been completed and signed by the tenant, the tenant must keep one and return the other copy to the landlord. The inspection sheets may be adapted to suit particular premises. Care should be taken when completing these forms, as they may be called upon in the event of a dispute or for repayment of the bond at the end of the tenancy.

INSPECTION SHEETS SHOULD BE RETAINED THROUGHOUT THE TENANCY. CARE SHOULD BE TAKEN SO THAT THEY ARE NOT LOST OR DESTROYED.

RENT IN ADVANCE...

Besides paying a bond at the beginning of the tenancy, a tenant can be required to pay the first two weeks' rent. If two weeks' rent is paid at the start of the tenancy, no rent is due until those two weeks have passed. Besides a bond and two weeks' rent, the landlord cannot ask for any other money at the start of the tenancy.

RENT INCREASES...

The landlord may increase the rent under the following circumstances:

- where there is a **fixed term** agreement, the rent cannot be increased during the term, unless the agreement includes a condition that specifically provides for an increase in rent and indicates how any rent increase will be calculated (e.g. in accordance with CPI). If the agreement provides for an increase, the rent can be increased after giving at least sixty days written notice, specifying the amount of the increase and the date on which the increase is to commence. The date fixed for an increase must be at least twelve months after the commencement of the agreement or, at least twelve months since the last increase in rent;
- where there is a **periodic** agreement, the rent can be increased after giving at least sixty days written notice, specifying the amount of the increase and the date on which the increase is to commence. The date fixed for an increase must be at least twelve months after the commencement of the agreement or, at least twelve months since the last increase in rent;
- with an offer of extension or new agreement, provided the rent was not increased in the last twelve months;
- anytime by mutual agreement between the landlord and the tenant.

Where specific rent increases are set out in the lease agreement and the dates on which the increases will occur are clearly defined, 60 days written notice is not required.

REPAIRS AND MAINTENANCE...

It is the tenant's responsibility not to cause damage to the premises. If damage does occur, the landlord should be notified as soon as possible. If a tenant intentionally or carelessly causes (or allows damage to be caused) to the premises, it is the tenant's responsibility to repair the damage.

If damage or repairs are needed due to normal wear and tear, or in any way that is not the tenant's fault, the landlord should be notified immediately. It is the landlord's responsibility to repair and maintain the premises under these circumstances. If the landlord has not attended to the repair, or if the tenant has not been able to contact the landlord, the tenant may have **emergency** repairs carried out by a licensed tradesperson. If this happens, the tenant must get a written report from the tradesperson.

TERMINATION...

The prescribed forms, which must be used when issuing a notice of termination, are available from CBS and at www.sa.gov.au/tenancy/privaterentalforms

Periodic tenancy -

- **The tenant** may give 21 days' **written notice** or a period equivalent to a single period of the tenancy, (whichever is the longer), to the landlord at any time. For example, if the rent is paid weekly or fortnightly, the tenant is required to give 21 days' notice. If the rent is paid calendar monthly, the tenant would need to give a calendar month's notice.
- **The landlord** may give **written** notice of termination at any time, as follows:
  - the landlord requires possession of the premises for the landlord's own occupation, or occupation by the landlord's spouse, child or parent, or occupation by the spouse of the landlord's child or parent - 60 days;
  - premises required for demolition - 60 days;
  - where the premises have been sold, to be given any date from the signing of the contract of sale - 60 days;
  - possession of the premises is required for repairs or renovations that cannot be carried out conveniently while the tenant remains in possession of the premises - 60 days;
  - notice where no reason is given - 90 days.

Fixed term tenancy -

- Unless mutually agreed, neither the landlord nor the tenant can terminate a fixed term agreement before the end of the term without being held responsible for costs associated with finding a new tenant. For further information, contact CBS for advice;
- Either the landlord or the tenant may terminate a fixed term agreement at the end of the term after giving at least 28 days **written** notice. If this notice is not given by either party, the agreement will continue as a periodic tenancy;
- At the end of a fixed term tenancy, if 28 days notice is given to a tenant and the tenant has not vacated the premises, the landlord may lodge an application with the Tribunal for an order for possession of the premises.

TERMINATION FOR BREACH OF AGREEMENT...

Both the landlord and the tenant can give a termination notice on the prescribed form to the other for a breach of the conditions of the lease. A breach of an agreement must be remedied within at least seven clear days from the date the notice is given.

If the landlord has served a valid termination notice for breach of contract or rent arrears of more than 14 days and the breach or rent arrears is not rectified within seven days, the tenancy may terminate when the notice expires. If vacant possession is not given by the requested date, the landlord may apply to the Tribunal for an order of possession. Only a Tribunal bailiff can enforce an order for vacant possession.

If a party *(the respondent)* disputes the termination notice, the respondent can apply to the Residential Tenancies Tribunal for an order stating that they are not in breach or that the breach has been fixed.

If a notice of termination is served for rent arrears on at least 2 occasions in a 12 month period, the landlord may make application to the Tribunal for vacant possession without first serving a third breach notice on the tenant.

TERMINATION FOR FRUSTRATED AGREEMENT…

A landlord or tenant may terminate a residential tenancy agreement if the premises or a substantial portion of the premises are uninhabitable, or are no longer able to be used for residential purposes, or have been acquired by compulsory process.

The landlord must provide at least 60 days notice to the tenant and the tenant may provide notice that the agreement will terminate immediately.

TERMINATION BY TENANT IF PREMISES FOR SALE…

The tenant may terminate a residential tenancy agreement if within 2 months after the start of the agreement the landlord enters into a contract for the sale of the premises and the landlord did not advise the tenant of the intention to sell before the residential tenancy agreement was entered into.

TERMINATION FOR UNDUE HARDSHIP...

Under the *Residential Tenancies Act 1995*, if continuing the tenancy would cause undue hardship to either the landlord or the tenant, an application can be lodged with the Tribunal for termination of the tenancy. Generally 'undue hardship' does not include financial difficulties.

REFUND OF BOND...

The bond money belongs to the tenant. It is important for the tenant to arrange for the bond to be refunded when the tenancy ends.

Where parties agree

At the end of the tenancy when the tenant and landlord agree how the bond is to be repaid, a bond refund form should be completed and signed by both parties. (The signatures must be the same as those on the bond lodgement form). The bond can be paid via electronic funds transfer, or a cheque may be posted or collected from CBS.

Notice of claim

A bond refund form seeking the bond be paid to the applicant without the other party's signature can still be lodged with CBS. The other party will be notified of the applicant's claim and given an opportunity to dispute the claim. If the claim is not disputed the bond may be paid to the applicant.

Disputed bonds

If the claim is disputed the Residential Tenancies Tribunal may list the matter for a conciliation conference. If the matter cannot be conciliated, a full hearing may be set down for a later date.

If a dispute arises over how the bond should be refunded, either party can contact CBS on 131 882.

Tenants Information and Advocacy Service (TIAS) can provide free and independent advocacy support at the Tribunal. For more information about their services contact TIAS on 8305 9459.

Unclaimed money

If a bond has been paid for a property rented in the past and the refund of that bond has not been applied for, that bond may still be held in the Residential Tenancies Fund. After providing details about the tenancy in question (e.g. the exact address, the other party's name, the bond amount and proof of identity), CBS can refund the bond accordingly.

If you believe there is unclaimed money belonging to you held in the Fund, please contact CBS on 131 882.

SUBLETTING AND ASSIGNMENT...

A tenant has the right, with the landlord's written approval, to sublet the rental premises, or assign their interest to another party. The landlord cannot unreasonably withhold consent or charge for subletting or assignment, except for reasonable expenses in doing so.

To 'sublet' means that a tenant rents out all or part of the premises to someone else, and in effect becomes the landlord to the subtenant. To 'assign' means to transfer a tenancy to someone else. That does not mean, however, that the original tenant no longer has responsibility for the tenancy. Before subletting or assigning a tenancy, it is advisable to first contact CBS.

DISPUTE RESOLUTION...

The Commissioner for Consumer Affairs' role is to give advice to landlords and tenants and to resolve disputes. A party to a residential tenancy dispute may apply to CBS for conciliation of the dispute. Alternatively, the Tribunal may, either before or during the hearing of proceedings, appoint a mediator to achieve a negotiated settlement. The Tribunal may also refer the matter to a conciliation conference or hearing.

If you are a party to a tenancy dispute and require assistance, contact CBS on 131 882.

TRIBUNAL HEARINGS...

The Residential Tenancies Tribunal is an independent specialist Tribunal that provides a prompt and informal way of determining disputes between landlords and tenants. Both landlords and tenants may apply to the Tribunal to have disputes determined. There is a cost to apply to the Residential Tenancies Tribunal. Members of the Tribunal conduct hearings with a minimum of formality. Both parties are expected to attend and usually present their own cases.

Tribunal Registry staff cannot advise parties about their dispute. If you need advice, contact CBS on 131 882.

COMMUNITY HOUSING ORGANISATIONS…

Housing co-operatives and housing associations are community managed organisations that provide rental housing for individuals and families on low incomes or with special housing needs.

The tenants of community housing organisations do not own the houses they live in, but rent them from the group. In some cases tenants may also be members of the group from which they are renting. Different rules apply for member tenants and non-member tenants.

Member tenants and non member tenants of community housing organisations are covered by the *Residential Tenancies Act 1995*, but there are some sections of the Residential Tenancies Act where variations exist or which community housing organisations are not required to comply with.

It is possible for community housing organisations to obtain further exemptions from provisions of the Residential Tenancies Act by making an application to the Residential Tenancies Tribunal.

The following organisation can provide information about joining a community housing organisation:

Community Partnerships & Growth

Level 2, 153-159 Flinders Street, Adelaide
Telephone 1300 700 561
www.communityhousing.sa.gov.au

If you have difficulty in understanding this pamphlet ring the Translating and Interpreting Service on 131-450. Don't hang up, your call will be answered (Local call cost only).

Amharic / ኣማርኛ

ይህንን መጽሄት ለመረዳት ችግር ካለቸህ ፡ ለትርጉም ኣገልግሉት በቴሌፎን ቁጥር 131-450 ብለቸሕ ደውሉ ። ደወለቸህ ለለሚመለሰለቸህ ፡ ቴሌፎኑን ኣተዝጉት ። (በውስጥ ጥሪ ዋጋ ብቻ)

Arabic / عربي

إذا كنتَ تجد صعوبة في فَهم هذه النشرة ، إتصل هاتفياً بخدمة الترجمة الكتابية والشفهية (Translating and Interpreting Service) على الرقم 131-450. لا تُقفل الخط ، لأنه سوف يتم الرد على مكالمتك (تكلفة مكالمة محلية فقط) .

Chinese / 中文

如果您不能理解本手冊，請打電話到翻譯及傳譯服務處 (Translation and Interpreting Service) ，電話號碼131-450。請耐心等待，會有人接您的電話（按當地電話收費）。

Croatian/Hrvatski

Ako Vam je teško razumijeti ovu brošuru, nazovite Službu tumačenja i prevođenja na 131-450. Nemojte spustiti slušalicu, na vaš poziv će biti odgovoreno (za cijenu mjesnog poziva).

Greek/Ελληνικά

Αν δυσκολεύεστε να καταλάβαιτε αυτό το φυλλάδιο τηλεφωνείστε στην Υπηρεσία Μετάφρασης και Διερμηνείας Τηλέφωνο 131 450. Μην κλείσετε το τηλέφωνο, το τηλεφώνημά σας θα απαντηθεί (Χρέωση για τοπικό τὴεφώνημα μόνο).

Hungarian/Magyar

Ha nem érti ezt a nyomtatványt, mert nem beszél angolul, hivja a Fordító és Tolmács Szolgálatot a 131-450 telefonszámon (helyi hivásnak számit). Kérjük, várjon, amig hivására valaki válaszol.

Italian/Italiano

Se avete difficoltá a capire questo opuscolo telefonate al Servizio Traduzione e Interpretariato (Translating and Interpreting Service) Tel. 131-450. Non mettete giú il telefono, qualcuno risponderá alla vostra chiamata (il costo é uguale ad una telefonata locale).

Khmer / ខ្មែរ

ប្រសិនបើអ្នក មានការពិបាក ទីឯយល់សន្ធឹកពតិមានេះ ចូរហៅទូរស័ព្ទ ទៅកន្លែងផ្តែកបំរើបកប្រែភាសា តាម លេខ 131-450 ។ ចូរកុំដាក់ប្រដាប់ទូរស័ព្ទចុះ គេនឹងឆ្លើយតបទៅការហៅរបស់អ្នក (ការហៅទូរស័ព្ទរបស់អ្នក គិតតាមតែតំលៃហៅក្នុងតំបន់)។

Persian/ فارسی

چنانچه مشکلی در فهم این جزوه دارید لطفا به اداره خدمات مترجمی به شماره 450 131 تلفن فرمائید. گوشی را زمین نگذارید ، جواب تلفن شما داده خواهد شد . (هزینه تلفن محلی)

Polish /Polski

Jeżeli mają państwo trudności ze zrozumieniem tej broszury proszę zadzwonić do biura tłumaczy *Translating and Interpreting Service* pod numer 131-450. Proszę nie odkładać słuchawki, ktoś odbierze telefon. (W cenie rozmowy miejscowej).

Portuguese/ Português

Se tem dificuldade em compreender este panfleto, ligue para o Translating and Interpreting Service / Serviçio de Tradutores e Intérpretes, telefone número 131-450. Não desligue pois a sua chamada será atendida (pelo custo de uma chamada local apenas).

Romanian/Română

Dacă aveţi dificultăţi în înţelegerea acestei broşuri, vă rugăm să luaţi legătura cu Serviciul pentru Traduceri şi Interpretări, la numărul 131-450. Nu închideţi telefonul, vi se va răspunde. (Costul este cel al unei convorbiri locale).

Russian/Русский

Если у Вас возникнут трудности в понимании содержания этой брошюры, позвоните в Службу переводов по номеру 131 450. Не вешайте трубку, Вам ответят (по стоимости только местного звонка).

Serbian/СРПСКИ

Ако имате тешкоћа у комуникацији на енглеском језику позовите службу за тумачење и превођење на телефон број 131-450. Немојте да спустите слушалицу, добићете одговор на ваш позив (цена локалног позива).

Spanish/Español

Si tiene dificultades en entender este panfleto llame al Servicio de Interpretación y Traducción al 131-450. Por favor no cuelgue, su llamado será atendido. (Al costo de una llamada local).

Tigrigna / ትግርኛ

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Turkish/Türkçe

Eğer bu broşürü anlamakta güçlükçekiyorsanız Çeviri ve Tercümanlık bürosunu 131-450 numaradan arayınız. Telefonu kapatmayınız, size yanıt verilecektir (sadece şehiriçi telefon ücreti karsılığı).

Ukrainian/Українська

Якщо Ви маєте труднощі з розумінням ці ї брошури, будь ласка, потелефонуйте до Служби перекладів по номеру 131 450. Не кладіть трубку. Вам буде дано відповідь (вартістю лише місцевого виклику).

Vietnamese/Việt Ngữ

Nếu quị vị gặp khó khan trong việc hiểu tài liệu này, xin hãy gọi điện thoại cho Dịch Vụ Thông Phiên Dịch (Translating and Interpreting Service) qua số 131-450. Xin quí vị đừng gác ống nghe, cú gọi của quí vị sẽ được trả lời (Phí tổn điện thoại chỉ bằng một cú gọi trong địa phương mà thôi).

Consumer and Business Services

FOR MORE DETAILED INFORMATION AND ADVICE ABOUT TENANCY MATTERS, CONTACT -

CONSUMER AND BUSINESS SERVICES

Customer Service Centre
91 Grenfell Street
ADELAIDE SA 5000
(GPO Box 965, ADELAIDE SA 5001)

TELEPHONE: 131 882
FACSIMILE: 8204 9570

www.sa.gov.au/tenancy/renters

REGIONAL OFFICES

11 Helen Street, MT GAMBIER

9 Mackay Street, PORT AUGUSTA

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BOND LODGEMENT FACILITIES AVAILABLE AT SERVICE SA OFFICES LOCATED AT:

- **Berri**
- **Gawler**
- **Kadina**
- **Mount Gambier**
- **Murray Bridge**
- **Naracoorte**
- **Port Augusta**
- **Port Lincoln**
- **Port Pirie**
- **Whyalla**

Please note, only cash, cheque or money orders can be taken at these offices.

The **Tribunal Registry** of the Residential Tenancies Tribunal is located at:

Level 4, 100 Pirie Street, Adelaide
Telephone: 131 882
Facsimile: 8226 8985

The Registry receives and deals with all applications made to the Tribunal. Hearings are also conducted in rooms located at the above address.