

10 April 2020

**RayWhite**

## **RE: COVID-19 - Tenancy Updates**

The COVID-19 outbreak has placed a great deal of uncertainty and stress in the lives of many Australians. We at Ray White West Torrens stand ready to assist our landlords and tenants as best we can and are committed to ensuring we get through this period together.

Prime Minister Scott Morrison last week announced moves to address those landlords and tenants affected by the COVID-19 outbreak. Recognizing the impact this has had on a number of SA families, the State Government has now endorsed and legislated those measures which are expected to be in place for the duration of the declared period.

The new measures aim to:

- ❖ Short-term suspension on evictions for nonpayment of rent as a consequence of COVID-19
- ❖ Extend the arrangement period to have repairs carried out
- ❖ Prevent landlords from increasing rent
- ❖ Modification of the performance of routine inspections with added safety measures
- ❖ Protection for tenants who breach their agreement by complying with the lawful directions relating to COVID-19.

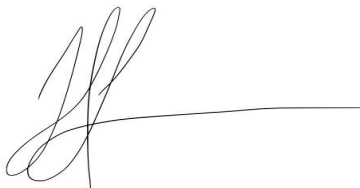
Tenants who are impacted by the outbreak but still have the ability to pay rent are still obligated to do so. If an alternative arrangement is required, tenants and landlords are encouraged to work with each other on an agreement - where an agreement cannot be reached - the matter may need to be escalated to the South Australian Civil and Administrative Tribunal.

For tenants' who are impacted and wish to make an application for a rental reduction, your property manager has been instructed to first obtain;

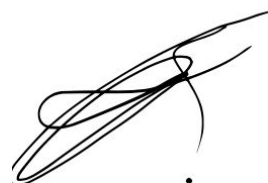
- ❖ A recent bank statement
- ❖ Centrelink statement of claim
- ❖ A letter of redundancy
- ❖ 3-4 most recent payslips

It is important to understand that whilst we recognize this is a trying time for all of us, we are still obligated to ensure our clients' investment is being managed within the current legislative framework. We stand ready to support the needs and requirements of our tenants' our landlords their investments, and will continue to keep you informed as the situation progresses.

Regards,



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