

Important Notice

Letting Fees

On 5 April 2007 letting fees were abolished. Consequently, a real estate agent cannot demand any fee or reward for services related to the letting of residential premises or the renewal, extension or continuation of a tenancy. Therefore, from the 5 April 2007 tenants completing tenancy applications or entering tenancy agreements **cannot** be charged a letting fee. Tenants who entered into agreements prior to 5 April 2007 and are breaking their lease early should seek legal advice as to their obligations.

Please disregard references to letting fees in the attached information sheets.

Magistrates Court

On 1 May 2005 several new pieces of legislation were introduced by Parliament. This resulted in the Local Court, including the Small Disputes Division, being abolished and replaced by the Magistrates Court. From 1 May 2005 all residential tenancy matters are now heard as a Minor Case in the Magistrates Court with a jurisdictional limit of \$10,000.

In the attached information sheets, it is therefore necessary to disregard where it is written *Small Disputes Division (SDD) of the Local Court* and replace it with *Magistrates Court*.

Civil Judgments Enforcement Act 2004

The Civil Judgments Enforcement Act 2004 was also introduced on 1 May 2005 which has resulted in significant changes:

- ◆ Warrant of Execution is now known as Property Seizure and Sale Order
- ◆ Judgment Summons is now known as Means Enquiry
- ◆ Warrant of Possession is now known as Property Seizure and Delivery Order

Tenants may now also have the option of making an application to the Court seeking a suspension of an order terminating the lease if special circumstances exist.

Forms

Many of the forms used for residential tenancy matters have also undergone significant changes. These forms can be downloaded from www.justice.wa.gov.au or alternatively ring the Magistrates Court on 9425 2222 or contact the Tenants Advice Service.

For detailed information and advice as to how the legislation may affect your tenancy, contact the Tenants Advice Service telephone advice line:

Metro: (08) 9221 0088 Mon-Fri 8.30am-3.30pm
Country: 1800 621 888 Mon-Fri 1pm-3.30pm