

Residential Leases - State Support and Restrictions



NSW

The NSW government grant's new measures include an interim 60 day stop on landlords issuing termination notices or applying for [NSW Civil and Administrative Tribunal](#) (the Tribunal) eviction orders due to rental arrears, where tenants are financially disadvantaged by COVID-19.

If the household is impacted by COVID-19, meaning:

- one or more rent-paying members of a household have lost employment or income (or had a reduction in employment or income) due to COVID-19 business closures or stand-downs, or
- one or more rent-paying members of a household have had to stop working or reduce work hours due to illness with COVID-19 or due to COVID-19 carer responsibilities for household or family members, and
- the above factors result in a household income (inclusive of any government assistance) that is reduced by 25% or more.

To apply, tenants will be asked to provide evidence that they are experiencing financial hardship, such as:

- proof of temporary or permanent job loss (eg, employer separation letter, evidence of reduced shifts)
- proof that your business has suffered due to COVID-19 (eg, type of business – noting that some are now the subject of a government ban and cannot operate)
- proof of previous employment income and current income (eg, bank statement, payslip)
- proof of Government income support payments or applications made (eg, statement or advice/acknowledgement from Centrelink)

To know more of the guidelines and apply:

https://www.fairtrading.nsw.gov.au/resource-library/publications/coronavirus-covid-19/property/moratorium?fbclid=IwAR0e6j0GoL1_qJ5ubNf05S4Ifp2Fn8t-A--GDIMoHkLzLmO_7mvTgfXcjoc





VIC

The Victorian Government has established an \$80 million rental assistance fund to provide rent relief payments of up to \$2000 to Victorians experiencing rental hardship due to the coronavirus (COVID-19) pandemic.

The grant is paid directly to the tenant's agent, lessor or landlord to contribute to the tenant's rental payments.

To be eligible for rent relief tenants must have either:

- negotiated a rental reduction with their real estate agent or landlord; or
- have undertaken a dispute resolution or mediation process with Consumer Affairs Victoria; or
- be subject to Victorian Civil and Administrative Tribunal decision which directs a grant be made.

If you are eligible, you can apply for a grant at any time, however, your application can only be processed if you have reached a voluntary agreement for a rent reduction or deferral of payment with your landlord and lodged this agreement with Consumer Affairs Victoria, or completed a mediation process through Consumer Affairs Victoria.

For information about the grant email Rentrelief at ImplementationSupport@dhhs.vic.gov.au

Or visit: <https://www.housing.vic.gov.au/help-renting/rentrelief>





QLD

For Queenslanders who have lost their job due to the impacts of COVID-19 and who do not have access to other financial assistance, the COVID-19 Rental Grant is a huge help.

This grant is a one-off payment of up to 4 weeks rent (maximum of \$2000) available to those affected by the COVID-19 pandemic who do not have access to other financial assistance.

To qualify for the grant applicants must meet the following criteria:

- you live in Queensland
- you have, or will shortly have, a bond registered with the Residential Tenancies Authority
- you are an Australian citizen, permanent resident, or have a temporary or permanent protection visa or possess a bridging visa
- you do not have more than \$10,000 in cash and savings
- you can provide evidence of attempts to negotiate a payment plan with your lessor (including a letter or email from them outlining the reasons why a payment plan cannot be agreed on)
- you have lost your job and have applied to Centrelink for income support
- you are waiting for your application with Centrelink to be approved.

Please note that only tenants can apply for this grant. Agents, lessors and landlords cannot apply on behalf of tenants.

If you meet the eligibility criteria, you will need to submit an application here:

<https://blarga.hpw.qld.gov.au/OnlineApplication/RentalGrant>

