

Vacating Your Property – An overview

How much notice do I need to give?

You'll need to give at least 21 days' notice in writing to your property manager.

What if I need to break my lease early?

If you're leaving before the end of your fixed term, it's considered a breach of your agreement. Important to note:

- The landlord must make reasonable efforts to find a new tenant
- You're required to compensate the landlord for the early end to the lease in one of the following ways:

Option 2 (if your Tenancy Agreement has a specific break-lease clause)

- Pay up to **6 weeks' rent** if the breach happens in the **first half** of the fixed term; or
- Pay up to **4 weeks' rent** if the breach happens in the **second half** of the fixed term.

Check your Tenancy Agreement for which applies to you.

How clean does the property need to be?

You must leave the property in a clean condition, taking into account fair wear and tear.

- Carpets must be professionally steam-cleaned before you vacate
- You'll need to provide the carpet-cleaning receipt to your property manager
- See our cleaning checklist for more detailed information

What if I have a pet?

If you've had a pet at the property you'll also need to:

- Have the property professionally fumigated, and
- Provide the fumigation receipt to your property manager.

What is 'fair wear and tear'?

Fair wear and tear is the normal, expected ageing of the property from everyday use and weather -things like minor scuffs or fading from sun, wind, rain, etc.

It doesn't include damage from misuse or neglect.

Will I get my full bond back?

You can expect your full bond refunded unless:

- there is unpaid rent or outstanding invoices (e.g. utilities/consumption charges), or
- there are cleaning or damage costs to be covered from the bond

What is the final inspection and when does it happen?

The final inspection is when your property manager checks the property against the original condition report.

- It usually happens on the last day you pay rent or as soon as possible afterwards
- It's recommended that you attend the inspection
- All your belongings must be removed, and all required cleaning (including carpets) completed before the inspection

What if the property doesn't pass the final inspection?

If something doesn't meet the required standard:

- You'll be given 24 hours to fix any issues yourself or arrange for recommended professionals to do so
- A re-inspection will then be carried out to check those specific things

When will my bond be refunded?

Your bond will be refunded once:

- the final inspection has been passed in line with your original inventory and condition report
- all rent and invoices are paid
- all keys are returned to your property manager

The bond is held with the bond office, so the refund isn't always instant - but you can track the progress via the Access Canberra bond portal.