



Fact sheet 10) Visitors

Black Community Housing Service (QLD) Ltd. (BCHS) is committed to providing accessible and sustainable tenancy management and assistance services. We strive to provide access to affordable housing that will enable Aboriginal and Torres Strait Islander families to position themselves to transition over time into long-term and mainstream housing markets. Providing support and assistance to clients in understanding and meeting their tenancy obligations is a subsequent priority, to support current and future housing, social and economic aspirations for Indigenous individuals and families.

What are my rights in terms of having visitors over?

When you are renting a BCHS property, you have the right to have visitors come and see you and stay for short-term periods only – being no more than 4 weeks.

When you first sign your tenancy agreement, you will be asked who else will be living with you. Any one else who is living with you and who are not legal tenants will be listed as approved occupants. For example, if you are a family then usually you, your partner or both you will be named as the legal tenants and other family members as approved occupants.

You are allowed to have visitors and guests come over who are not listed as approved occupants. However, if they are staying and their stay becomes extended, it is important that you notify Coulson's real estate, to negotiate how long they can stay for.

If you do have room, and a family member or friend for instance decides that they will be staying longer term, it is important to tell Coulson's, so they can add them as an approved occupant.

What should I know about when having visitors over?

Some important points to remember when having visitors in your BCHS property, include:

- You are responsible for your visitors' behaviour
- Remember, it is your name on the tenancy agreement. If your visitor causes disruption to neighbours, damage to the property, or conducts unlawful activities in your home, then you will be held responsible.
- If problems arise from you having a guest come and visit or stay, you will be issued with a Notice to Remedy Breach by Coulson's Real

Estate on behalf of BCHS. If you receive this, it is important to respond and remedy the problem(s), otherwise your tenancy will be at risk.

- If you encounter any problems or come into dispute with your lessor about visitors and you cannot resolve it, then contact the RTA's Dispute Resolution Service.

I have some further questions

If you have any further questions or require additional information regarding visitors and/or application for a new occupant's approval for your BCHS rental property, then please contact Coulson's Real Estate:

Email) Kerry@coulsonrealestate.com.au

Phone) 07 3372 9666

Note: Other tenancy factsheets are available via the BCHS website (www.blackcommunityhousingervice.org)