



# **GUIDE TO ENDING RENTAL TENANCY AGREEMENT IN GOLD COAST**

# ABSTRACT

Ending a rental tenancy in the Gold Coast involves clear legal steps, specific notice periods, and a proper understanding of tenant and landlord responsibilities. This guide simplifies the process and provides essential information to ensure a smooth, compliant tenancy termination.

## INTRODUCTION

Whether you're moving to a new home or ending your lease for personal reasons, knowing the right procedure to end your rental agreement is vital. In the Gold Coast, tenancy laws follow Queensland's Residential Tenancies and Rooming Accommodation Act, which outlines how and when a tenancy can be legally ended. This guide will walk you through the process, from giving notice to final inspections.

### I. Ending a lease

If you are considering exiting your lease and are unsure of your rights and obligations, you should seek independent legal advice before taking any action.



A lease can end for various reasons including:

- the lease term has expired
- you have sent or received a notice for a breach of lease (e.g. not paying rent)
- voluntarily by notice (for periodic tenancies)
- for another reason (e.g. redevelopment, mutual agreement).

## Fixed term leases

A fixed term lease can be ended according to the terms and conditions set out in the lease. This may include:

- giving notice in a particular way
- giving a certain amount of notice
- completing documented 'make good' obligations.

## Redevelopment and relocation

For a fixed term lease, a redevelopment clause may allow the landlord to end a lease early to renovate or redevelop the premises. In these circumstances you could find yourself without premises leading to severe impacts on your business.

## Termination by mutual agreement

Under a fixed term lease, the landlord and tenant can mutually agree to end the lease early. As a tenant, if you need to end the lease early, you should ensure that you discuss with your landlord and clarify in writing about 'making good' the premises and your financial obligations to each other.

## Periodic tenancies

A periodic tenancy rolls on a weekly, monthly or yearly basis with no end date. The lease may be periodic from the start, or a fixed lease may end but the parties agree to continue the tenancy on a periodic basis. Periodic tenancies provide flexibility for tenants and landlords who may be unsure about the long term or only need a short-term arrangement. You should consider the benefits and risks of a periodic tenancy and what you would do if you or the other party choose to terminate the tenancy.



### Make good provision

When a tenant leaves the premises, they will generally be required to leave the premises in the condition it was in at the start of the lease. This is known as a 'make good' provision. Disputes commonly arise in relation to the definition of and compliance with make good provisions. You should ensure this is clearly defined in the lease, as well as keeping a record of the condition of the premises when you started the lease.

### Recovering your bond, deposit or bank guarantee

As a tenant, if you have reasonably fulfilled your 'make good' obligations, the landlord should give back your bond, deposit or bank guarantee.

A tenancy agreement must be:

- documented in writing
- provided by the property manager/owner to the tenant/resident either on, or before, the day the tenant/resident occupies the premises and before any monies are paid

### Types of tenancy agreements

The Act includes provisions for:

- **General tenancy agreements**

Used when renting a house, unit, apartment, townhouse, houseboat, or secondary dwelling.

- **Moveable dwelling agreements**

Used when renting a caravan, moveable dwelling or site.

- **Rooming accommodation agreements**

Used for boarding houses, supported accommodation services, off-campus student accommodation and other rooming style accommodation.

The Act does not apply to:

- contracts of sale or mortgages if the sale of contract is for 28 days or less
- holiday lettings (e.g. short-stay listings on Airbnb)
- rental purchase plan agreements
- temporary refuge accommodation (e.g. a women's shelter)
- commercial property (e.g. shop leases)
- renting outside of Queensland.

### What's included in a tenancy agreement

All tenancy agreements must include:

- the name and address of the property manager/owner and tenant/resident
- the start and end date of the agreement (or state that it is periodic)
- how the tenant should pay rent and how much is to be paid
- the date of the last rent increase
- contact details for nominated repairers

## **II. Home Inspection Checklist: What Homebuyers Need To Know**





A home inspection is a professional, third-party inspection of a property that you intend to buy. Its goal is to evaluate the home from a structural and safety standpoint, as well as to ensure you're buying a hazard-free, up-to-code property that's a good investment of your dollars.

### Step 1: Include A Home Inspection Contingency In Your Contract

Your first step is to make sure there's a home inspection contingency — also referred to as a “due diligence” contingency — in your sales contract. This gives you a specified time period in which to have a professional inspection performed on the property.

### Step 2: Understand How Your Home Inspection Contingency Works

In most cases, the inspection period is anywhere from one to two weeks from the date your sales contract is signed, though it depends on your specific agreement. The contingency period is supposed to give you enough time to:

- Find a good inspector.
- Set up your appointment (and, ideally, attend it).
- Receive your inspection report.
- Get any follow-up or additional inspections (more on that later).

- Decide how you'd like to move forward.

### Step 3: Hire A Good Home Inspector

Hiring a thorough, experienced home inspector is incredibly important. They should be current on all certifications (NACHI, ASHI, etc.) and up to date on all training and educational coursework. They also need a full insurance policy (this protects you if they're injured on your property) and should have deep experience in the area you're buying in. This ensures they're aware of any current problems with soil, pest and even home builders in your region.

### Step 4: Make Sure Your Inspector Follows This Home Inspection Checklist

Every inspector does things a little differently, but there is a basic, standardized home inspection checklist they're supposed to follow. Certain inspectors may go above and beyond this, or they may report their findings in a different way.

### Step 5: Read Your Home Inspection Report

Once the home inspector is done on your property, they'll put together a full report of their findings. The report should have a section for each room or area of the house, as well as a note about anything that needs repairs, is damaged or isn't functional.

### Step 6: Get Additional Inspections

You should also use your report to gauge what other inspections might be necessary. If the inspector sees potential termite damage, you'll want to get a termite inspection. If he notes mold on the report, you'll want to have a mold inspector evaluate the property.



Just a few of the additional inspections you may want to consider include:

- Asbestos inspections.
- Pest inspections.
- Radon inspections.
- Termite or wood-destroying insect (WDI) inspections.
- Mold/mildew inspections.
- Lead inspections.
- Sewer or drainage inspections.

### Step 7: Decide What's Important — And What's Not

Once you have the results of all your inspections, it's time to decide what to do with those findings.

You'll want to consider:

- Which issues pose a hazard to you and your loved ones?
- Which ones would cost a lot to repair?
- Which ones would prevent you from moving in on time?

### Step 8: Make Your Decision



After you've reviewed your inspection reports and determined which issues are big and which aren't so important, you'll need to make a decision. Do you go through with the deal, renegotiate it or go back to the drawing board?

As long as you're within your contingency period, you'll have these options:

- Continue as planned, with the same sales price and terms as you initially agreed to.
- Renegotiate the price with the seller or ask for credits toward your closing costs to cover the damages/repairs.

### **Step 9: Confirm Any And All Repairs Have Been Completed**

If you choose to have the seller make repairs to the home, you'll need to make sure these are completed to your liking. Have your agent schedule a walk-through of the home once the repairs are made, so you can check in on the work and keep your closing on track.

### **Step 10: Close On Your Home**

Finally, after you've renegotiated and confirmed that the appropriate repairs were made (and made properly), you can move toward closing. As long as things go well with your lender, you should be able to sign your paperwork and get those keys, come closing day.

## **III. 5 Renting Mistakes to Avoid Before Signing a Lease**

Finding the perfect property to rent can be daunting. Experts advise steering clear of these five things before signing a lease.

The apartment-hunting process can be daunting, but don't jump on a listing just to get it over with. Whether you're renting a room, an apartment, or a whole house, it's important to make your selection with care. This will help you avoid a situation where rent is due before you get paid each month, or a landlord that doesn't respond to maintenance requests. You don't want to be stuck in a lease you're not satisfied with.



## 1. Unclear Expectations

Common information found in an apartment lease includes rent cost, when rent is due, late fee costs, lease duration, pet restrictions, and other obligations agreed upon between the landlord and the tenant. When renting a house, a lease will also include expectations about maintenance. If they aren't included in the lease, Gross suggests clarifying who will be shoveling snow, cutting the grass, and taking care of the house's exterior. Ask your landlord to include these things in the lease—before you sign—so you have the expectations in writing.

## 2. Poor Communication with Your Landlord

Another factor to consider when renting is the flow of communication with your landlord. Are they professional and easy to reach? Or is the landlord difficult to contact? Poor communication with a landlord is something all renters should avoid.

## 3. A Deal That's Too Good to Be True

Gross warns future tenants to be weary of deals that seem too perfect—especially because rental scams, where property owners fraudulently advertise low-rent properties, are more prevalent than ever.

## 4. DIY Maintenance Issues

While there are plenty of DIY projects that are renter-friendly, Gross says maintenance issues should always be left to the professionals. "Tenants should never take responsibility for doing repairs," he says. "Those should be done by the owner and only the owner."

## 5. Settling for Less

"Just because you're renting, don't think it's not as important as when you're buying," Gross says. He recommends treating the apartment hunting process with the care and responsibility you would have if you were purchasing a house. While renting a property is temporary, Gross says it's still important to do your due diligence before and after you sign the lease. Make sure to keep your options open and do extended research into the property.

## **IV. Rental Bonds**

### What is a rental bond?

A rental bond is money you may be asked to pay as financial security when you rent a place. It is not compulsory for a lessor, agent, or provider to charge a bond. The Act sets out maximum bond amounts you can be asked to pay.



In Queensland all rental bonds must be lodged with the RTA during the tenancy. This applies to all residential bonds. It also includes bonds paid by boarders or lodgers. Even though on-campus university accommodation is not covered under the Act, bonds paid for this accommodation must be lodged with the RTA.

### How to avoid bond problems

- Read all documents carefully and never sign a blank or incomplete form.
- Check your bond is lodged with the RTA during your tenancy.
- When moving in, take photos and fill in the Entry Condition Report (RTA Form 1a) to record the condition of the premises. Keep a copy or scan/photograph the document.
- Use a Change of Bond Contributor form (RTA Form 6) if people on the bond change, or update bond details online.

- When moving out leave the premises clean, in a similar condition to when you moved in.
- Keep copies of cleaning receipts and take photos to show you have met your obligations.
- Use an Exit Condition Report (RTA Form 14a) to record the condition of the premises. Give a copy to the agent or lessor.
- Return all keys when you leave.
- Notify the RTA of your new address.
- On the day you move out apply to the RTA for your bond refund. You can either apply online (see details below) or use the Refund of Rental Bond Form (RTA Form 4). The RTA will act on the first bond refund claim they receive.

## **Bond receipts**

The person you pay bond to must give you a receipt when you pay your bond. The receipt must record:

- The name and signature of the person receiving the bond
- Your name, and the name of the lessor or provider
- The address of the rental premises
- The date you paid the bond
- The amount of bond you paid
- If there are co-tenants, the amount paid by each tenant.

Keep your bond receipt in a safe place, along with your other tenancy documents. This receipt may be your only evidence you paid the bond. The person receiving your bond must keep their copy of the receipt for at least one year after your agreement ends.

## **RTA Web Services**

The RTA has an online web service that allows tenants, residents, lessors, agents, or providers, to lodge rental bonds directly with the RTA, update contact details, update shared bond details, or apply for a bond refund at the end of the tenancy.

## **Lodging the bond**

The person you pay bond to must lodge your bond money with the RTA within 10 days of receiving it from you. They must complete and sign a Bond Lodgement form with you and send the RTA your bond money and the bond lodgement form.

## **Bond increases**

If your rent goes up, your lessor or agent may increase your bond. However, this can only happen once in a 12 month period. You must be given at least one month

written notice of the proposed increase. The bond cannot be increased during a fixed term tenancy unless a term in the agreement allows for this.

### **Change of rental property**

If you change rental premises, but still rent from the same lessor, agent, or provider, you can transfer your bond from one premises to another. All parties must agree and sign a Change of Rental Property form (RTA Form 3), to notify the RTA of the new address for the rental bond.

### **Bonds and shared accommodation**

#### **Co-tenancies**

If you share the tenancy with at least one other person, and you all sign the tenancy agreement, you are co-tenants. This means that you are individually and jointly responsible for the tenancy. In shared tenancies, the RTA cannot release bond money until the end of the tenancy, unless everyone agrees. However special provisions apply if someone ends their part of a shared tenancy due to domestic violence and wants to claim their share of the bond. For more information, see section – “If you are leaving because of domestic violence”.

#### **Changes to shared bonds when tenants move**

If you move into a shared rental property, you may be asked to contribute to an existing shared bond. You may pay your bond to a head-tenant, or the tenant who is leaving. The person you pay bond to must give you a receipt. Making this payment electronically provides you with a record of payment. An existing tenant can use RTA web services via their QDI to notify the RTA of the changed names on the bond.

#### **Bonds paid for sub-tenancies**

If you are a sub-tenant and rent from the head-tenant, the head-tenant can charge you a bond for your tenancy agreement with them. The Act applies to agreements between head-tenants and sub-tenants. This means your head-tenant has the same responsibilities as a lessor or agent; they must provide receipts for rent and bond payments, lodge your bond with the RTA within 10 days, and give you a written tenancy agreement.

#### **Bonds paid by boarders and lodgers**

If you are a boarder or lodger (you rent a room in someone’s place), you may be charged a bond. While the Act does not apply to a boarding agreement, any bond money you pay must be treated in the same way as all other bonds. The person you pay bond money to must give you a receipt, and lodge your bond with the RTA within 10 days of receiving it from you.



## Bond refunds

### Moving out

Your lessor, agent or provider may claim money from your bond if they incur financial costs or suffer a loss because you failed to meet your obligations, for example if you failed to pay rent or service charges, left the place dirty, or caused damage to the premises.

Never sign a blank form as amounts may be claimed from your bond without your knowledge.

### Applying for your bond refund

The RTA can release the bond if all parties sign a Form 4 and it is lodged with the RTA. If an agent or lessor asks you to sign a Form 4 make sure the refund amounts are filled in. Never sign a blank form as amounts may be claimed from your bond without your knowledge.

### Evidence required to support bond claims

If your lessor, agent or provider claims your bond at the end of your tenancy or rooming accommodation agreement, they must give you evidence that supports their claim. They must do this if they claim all or part of your rental bond and they must do so within 14 days of making the claim (or disputing your claim) to the RTA. If they fail to do this, they could be fined.

### If you are leaving because of domestic violence

If you terminate your tenancy due to domestic violence you can apply to the RTA for a bond refund. Upon receipt of the form, the RTA notifies the lessor/agent/provider of your bond claim.

## Bond disputes

### Dispute Resolution

After receiving a bond refund claim, the RTA will notify all parties to the bond. If you receive a Notice of Claim, and you wish to dispute it, you have 14 days to respond and lodge a Dispute Resolution Request (RTA Form 16). If you are first to claim your bond, the other party (lessor, agent or provider) also has 14 days to dispute your claim.

### Agreed bond refunds

At any time during the bond dispute process, parties can decide how the bond is to be refunded. Any agreement must be put in writing as "full settlement of all claims",

this confirms there will be no further claims in relation to the tenancy. This agreement is sent to the RTA with a Form 4 to immediately release the bond.



### Going to the Tribunal

If the dispute over bond cannot be resolved using the RTA's Dispute Resolution Service, QCAT has the power to hear tenancy disputes. For bond disputes, an application must be made by the party disputing the original bond claim within 7 days of receiving the Notice of Unresolved Dispute (NURD) from the RTA. An application begins with an QCAT Form 2 Application for Minor Civil Dispute – residential tenancy dispute.

Your evidence may include:

- Copies of your Entry Condition Report and Exit Condition Report.
- Photos to show you left the property clean and undamaged and removed your goods.
- Evidence you did cleaning or gardening.
- Copies of rent receipts or rent records to show rent was paid.
- Affidavits or statements from witnesses or experts, or emails to the agent regarding maintenance requests.
- Copies of quotes or receipts for work to evidence costs.

When the Tribunal makes a decision about the bond refund, the RTA can immediately release the bond according to the Tribunal final order. The tribunal may make an order about the payment of a rental bond when conciliation ends without resolution and will have regard to:

- efforts made by the tenant/resident to comply with their obligations under the agreement such as to return the premises in the same condition as it was at the start of the tenancy, except fair wear and tear
- the lessor, provider, tenants and residents' compliance with the Act during the agreement
- evidence supporting any bond claims (such as entry, exit reports, photographs, and quotes).

If you need help to fill in a QCAT form or prepare for a tribunal hearing you can contact us for advice.

## V. House Cleaner: Tips for Hiring a Professional Cleaning Service



House cleaning services have become increasingly popular in recent years. With busy schedules and demanding workloads, many people find it difficult to keep their homes clean and tidy. Fortunately, there are professional cleaners who can help keep your house in top shape.

Professional house cleaners like the ones from Maids in Brown, who offer some of the best house cleaning services DC, are trained and equipped to handle all kinds of cleaning tasks, from vacuuming and dusting to deep cleaning and organizing. They use specialized tools and techniques to ensure that every nook and cranny of your

home is thoroughly cleaned. Moreover, they offer flexible scheduling options to work around your busy lifestyle.

## Understanding House Cleaning Services

When it comes to house cleaning services, it's important to understand the types of cleaning offered and how to select the right service for your needs.

### Types of Cleaning Offered

Cleaning services can range from basic cleaning to deep cleaning, and can be offered as a one-time service or a recurring service. Basic cleaning typically includes tasks such as vacuuming, dusting, and cleaning bathrooms and kitchens. Deep cleaning, on the other hand, includes tasks such as scrubbing floors, cleaning baseboards, and wiping down walls. Palm Beach County homeowners like to find house cleaning maids in Wellington who provide thorough and reliable services tailored to their specific needs. Whether it's a routine tidy-up or an intensive deep cleaning session, professional cleaners help maintain a spotless and comfortable home environment.

### Selecting the Right Service

When selecting a cleaning service, it's important to consider your specific needs. If you're looking for a one-time cleaning service, you may want to consider a professional cleaning company that specializes in deep cleaning. If you're looking for a recurring service, you may want to consider a company that offers a customizable cleaning plan.

### The Cleaning Process

When it comes to cleaning a house, it is important to have a systematic approach to ensure that all areas are covered. Here is a breakdown of the cleaning process that a house cleaner might follow.

### Bedroom and Living Areas

The first step in cleaning the bedroom and living areas is to declutter and organize. This involves picking up any items that are out of place and putting them away. Once the area is decluttered, it is time to dust all surfaces, including furniture, shelves, and picture frames. A microfiber cloth is recommended for dusting, as it is effective at trapping dust and preventing it from spreading.



## Kitchen and Dining Spaces

Cleaning the kitchen and dining areas requires a bit more effort. Start by clearing all surfaces and wiping down the countertops, stovetop, and sink with a disinfectant cleaner. The stovetop may require extra attention if there are any stubborn stains or grease buildup. A gentle chemical cleaner or natural oven cleaner can be used to clean the inside of the oven.

## Bathrooms and Toilets

Cleaning the bathrooms and toilets is often the least favorite task for many people, but it is essential for maintaining a hygienic living space. Start by wiping down all surfaces, including the sink, countertop, and toilet bowl, with a disinfectant cleaner. The toilet bowl may require extra attention if there are any stains or buildup. A toilet bowl cleaner can be used to remove these stains.

## Pricing and Guarantees

### Understanding Pricing Models

When it comes to hiring a house cleaner, pricing can vary greatly depending on the company and the services provided. Some companies charge an hourly rate for their services, while others offer a flat rate for specific cleaning tasks. According to



a Yellow Pages article, the average hourly rate for a house cleaner in Australia is between \$30 to \$60, with the average rate being around \$49 per hour. On the other hand, flat rate cleaning prices for services such as deep cleaning, oven cleaning, and cleaning interior windows can range from \$28 to \$120 per task, as per Maid2Match's pricing page.

## Satisfaction and Happiness Guarantees

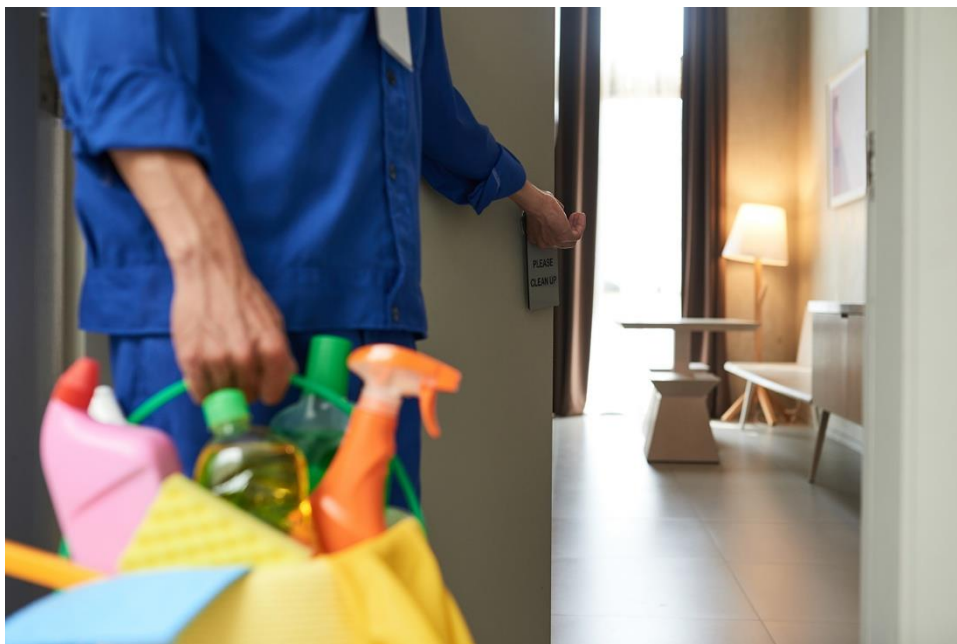
Most reputable house cleaning companies offer some sort of satisfaction or happiness guarantee to ensure that their clients are happy with the services provided. This can include offering to re-clean any areas that were not cleaned to the client's satisfaction, or offering a refund if the client is still not happy with the services provided. These guarantees can give homeowners peace of mind knowing that they will not be stuck with subpar cleaning services.

## Choosing a Trusted Cleaner

When it comes to choosing a house cleaner, it is essential to find someone trustworthy, insured, and reliable. Here are some factors to consider when selecting a trusted cleaner.

## Credentials and Background Checks

It is crucial to choose a professional cleaner who has undergone thorough background checks. Look for a company that conducts background checks on all its employees to ensure your safety and security. You can also check if the cleaner has any certifications or training in cleaning services. A trained professional will be equipped with the necessary skills and knowledge to clean your home efficiently.



## Insurance and Customer Service

A reputable cleaning company should have insurance coverage to protect both you and the cleaner in case of accidents or damages. Check if the company has liability insurance and workers' compensation insurance. Additionally, excellent customer service is essential in ensuring a smooth and satisfactory cleaning experience. Look for a company that is responsive to your inquiries and concerns and has a clear and transparent booking process.

If you're planning to showcase your property for sale or lease, maintaining a clean and presentable space is essential. A spotless home not only creates a positive first impression but also increases the likelihood of attracting serious buyers or tenants. Similarly, if you're an existing tenant preparing to move out, ensuring a thorough bond clean is crucial to avoid disputes and secure the return of your bond.

For those in Broadbeach, professional help is readily available to make the process stress-free. To explore reliable services or hire experienced cleaners, visit this link:

<https://www.bondcleaninggoldcoast.com.au/broadbeach/>

From detailed cleaning checklists to trained staff, the service ensures your property meets the highest standards—whether for sale, lease, or final inspection.

## **VI. The Ultimate Guide to Bond Back Cleaning – How to Secure Your Full Deposit**

*“Bond back cleaning”* is a thorough cleaning process needed before a tenant moves out. It aims to meet the landlord's standards, ensuring the full bond deposit gets refunded. Staff hired for bond cleaning in Brisbane say that ovens, hair dryers, and fridges are often ignored.

This happens because of their size and where they are placed. It also involves cleaning behind appliances, in cupboards, bathrooms, and under the floors.

### **1.2 Goals of Landlords and Property Managers**

Real Estate Agents and Landlords both want to market their properties to potential tenants. It's important to clean from top to bottom. This way, you can get rid of any smells, stains, or dirty surfaces.

An inspection and moving-out check cover all items. This includes windows, light fixtures, walls, carpets, and closet doors. If the rental does not pass the standards set, the landlord has a legal right to get a cleaning crew and the payment is charged against the deposit.

### **1.3 Regular Cleaning Vs. Bond Cleaning**

Bond back cleaning involves several steps, while standard cleaning only targets surface areas. Generally, you'll;

- Get rid of grease in the ovens and range hoods.
- Get rid of the smell and dirt within your carpets through steam cleaning.
- Check every bathroom and clean anti-mold or soap scum as necessary.
- Clean your walls, ceiling fans, and skirting boards.
- Clean behind your appliances and furniture.

## 2. Complete Bond Clean Preparation



### 2.1 Develop a comprehensive checklist

Creating a cleaning checklist ensures no area is left unattended. Divide the property by rooms:

#### 1. Kitchen

- Oven, stovetop and range hood (degree)
- Cabinets, drawers and countertops (On and Off)
- Sink and taps (cleansing limescale and stains)

#### 2. Bathroom and Laundry

- Shower, bathtub and tiles (scrubbing of mold)
- Mirrors, glass screens and shelves (cut streak)
- Toilets (decontamination and cleansing mineral deposits)
- Laundry sink and washing machine areas (deep clean to corners of the cubicle)

### 3. Living Areas and Bedrooms

- Walls, light switches and outlets (fingerprint wipe)
- Windows, doors and their tracks (dust wash)
- Skirting boards, shelves and blinds (dust accumulation)
- Carpets or wooden Floors (vacuum, mop or steam cleaning)

### 4. Hallways and Entryways

- Vacuum or broom, cobwebs in the corner
- Doorknobs and Handles polish
- Marks and scuff on the walls

### Outdoor Spaces

- Sweeping dirt and leaves off balconies, garages, or patios
- Corner or gutter debris removal (where applicable) A complete list ensures that no key areas, which could affect your bond, are missed.

## 2.2 Obtaining the Appropriate Tools and Supplies

Correct tools and cleaning materials can help achieve the desired results quickly. You might want to prepare the following:

- A surface cleaner that can be used for more than one surface
- A powerful degreaser for the oven rangehood to melt grease
- Disinfectants for bathrooms and kitchens
- Cleaning agents for glass, mirrors, and windows
- Various cleaning pads and brushes for different surfaces

## 2.3 Choosing Between a DIY Job or Getting a Professional

There are two main strategies you could implement:

### Cleaning by yourself

\* This method may take up a lot of time and effort, but it is cheaper.

- \* This approach runs the risk of missing important details, which can affect the bond.
- \* Specialized tools will need to be purchased or rented (for example, a steam cleaner).

## Professional Bond Back Cleaning

- \* This method incurs a higher cost initially
- \* This is usually done by qualified experts who understand the standards of the estate industry
- \* A lot of them provide a bond-back guarantee, indicating they will clean again if the client's expectations are not met.

For those with limited time or lacking the equipment to vacuum, using a cleaning service is often more economical and efficient.

## 3. What's the Standard Price of a Bond Clean?

### 1. Size of the Property

- \* For bigger houses, longer hours, more workers, and extra cleaning supplies are needed.



### 2. Condition of the Property

- \* The price can be higher due to the cost of cleaning stained carpets, moldy bathrooms, and greasy stovetops.

### 3. Extra services



\* External window cleaning, washing walls, and tile grout restoration will lead to a greater cost.

## 4. Your geography

\* The estimated prices are likely to be greater within heavily populated zones like Melbourne CBD.

### 3.2 Estimated Cost Range

Regardless of fluctuations, here is a general estimate:

- 1-Bedroom Apartment: \$200 – \$300
- 2-Bedroom House: \$300 – \$450
- 3-Bedroom House: \$450 – \$600
- 4+ Bedroom House: \$600+

## 4. Common Mistakes Tenants Make and How to Avoid Them

### 4.1 Focusing Only on Visible Surfaces

Letting agents often check behind the fridge, under sinks, and in cupboards. Not considering these spaces is a common mistake.

### 4.2 Neglecting Carpets and Upholstery

Carpets can trap dust, hair, and odors and these smells can be intensified when the unit is vacant. It is also very dangerous to disregard steam cleaning when your lease states that it must be done.

### 4.3 Skipping Window and Door Tracks

Simply wiping the glass does not mean the frame and tracks are free from dirt, dust, and insects. Most final inspections have a close look at the windows, particularly the edges.

### 4.4 Putting Off 'Til Last Minute

Cleaning the bond back can take between 6 to 12, notwithstanding larger properties. If one is in too much of a haste, it is likely one rushes and does a patchy job of cleaning. Hence, it is advisable to plan or book the services of cleaners much ahead of your move-out day.

### 4.5 Omitting Essentials of the Lease Agreements

Some dealings require bond cleaners to invoice. Others may expect pest and mold treatments to be done. Always analyze the lease to avoid any nasty shocks.



## CONCLUSION

Ending your rental agreement doesn't have to be complicated. With the correct notice, clear communication, and compliance with legal obligations, you can exit your tenancy smoothly and secure the return of your bond. Always stay informed to avoid unnecessary disputes or delays.

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