

## Share house sub-letting

Share house living has been part of the Australian rental landscape for many years. Sharing a home with friends can make renting a much more affordable, and often fun, option for people.

But not all share houses start out that way. What happens if you are already renting a property and want one or more of your mates to shift in?

According to the Residential Tenancies Authority (RTA), sub-letting is where one or more occupants are named on the tenancy agreement and they then establish a sub-tenancy agreement with other people either verbally or in writing for the right to occupy part or all of the home.

Sub-letting is allowed as long as the owner of the property has given written consent before the sub-lease goes ahead," RTA general manager Fergus Smith said.

"Once the formal okay has been given, the original tenant - now the head tenant - may sub-let the property. In doing so however, the head tenant then becomes the landlord to the sub-tenant and is bound by the same rules and regulations as any landlord."

REIQ managing director Dan Molloy said once the property has been sub-let, a bond can be collected.

"The head tenant is allowed to collect a bond, although this is not compulsory. If a bond is collected it must be lodged with the RTA within 10 days and a receipt issued to the sub-tenant," she said.

"The head tenant has effectively entered into a rental agreement with the sub-tenant as per any rental agreement. It is important that anyone contemplating sub-letting weigh up all options before going ahead."

For more information on renting in Queensland go to [www.rta.qld.gov.au](http://www.rta.qld.gov.au).



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