Iyo uwukotesha inzu ashize umukono ku masezerano y'inzu aba yemeye ingingo n'amategeko bijanye no gukotesha inzu.

Iyo uwukotesha inzu arenze ku mategeko ajanye no gukotesha inzu barashobora kumwiruka mu nzu.

Kwirukanwa mu nzu bisigura ko utegerezwa kuva muri iyo nzu.

Amashirahamwe canke banyene amazu bategerezwa kuba abafise impamvu yumvikana izwi n'amategeko ituma wirukanwa mu nzu canke amasezerano ahagarikwa.

Ishirahamwe rikotesha amazu canke nyene inzu ategerezwa kuguha inyandiko zisigura impamvu utegerezwa kuva mu nzu hamwe n'igihe utegerezwa kuba wayiviriyemwo.

Nk'akarorero, barashobora ku kumenyesha ko bahagaritse amasezerano y'inzu mugihe wacererwanye amahera y'inzu, iminsi 14.

Wokora iki bakumenyesheje ko amasezerano y'inzu bayahagaritse?

Umaze kumenya ko amasezerano y'inzu bayahagaritse, ntukavyihererane, ni vyiza ko uca usaba ko bagufasha vyihutirwa.

Menyesha Tenants Advice and Advocacy Services (TAAS) (abahanuzu n'abafasha ku bijanye n'abakotesha amazu) kugira ngo baguhe impanuro.

Bigenda gute mu gihe utavuye mu nzu?

Nyene inzu arashobora gusaba kuri Tribunal kugira ngo bahagarike amasezerano y'inzu mu gihe utavuye munzu kandi iminsi 14 yo kukumenyesha baguhaye yaraheze.

Iyo ivyo bishitse, Tribunal baca bakurungikira ikete ririko itariki naho uzoja kugira ngo babumvirize.

Utegerezwa kwitaba kuri Tribunal babumvirize kugira ngo nawe ubabwire uko bimeze.

Menyesha Tribunal (sentare) niwaba ukeneye umusiguzi – umusiguzi bamutanga kuri gusa.

Tribunal nibo bafata ingingo niba amasezerano yawe y'inzu ahagaritswe.

Barashobora kukwirukana batakumenyesheje?

Ego,kuri izi mpamvu zikurikira:

- ukoresha inzu ibintu binyuranye n'amategeko
- iyo hari ibintu bihambaye wononye ku nzu canke ku nzu y'umubanyi.
- Canke iyo wakomerekeje canke wateye ubwoba nyene inzu, ishirahamwe rikotesha amazu, abakozi canke ababanyi.

Iyo bakwirukanye barashobora kugushira kurutonde rw'ibijanye n'ivyabakotesha amazu.

Ibi bizotuma bishobora kukugora kugira uronke inzu yo gukotesha muri kazoza.

Bisigura iki urutonde rw'amazina y'ibijanye n'amazu?

Urutonde rw'amazina y'ibijanye n'amazu ni urutonde aho amashirahamwe akotesha amazu bandika ivyerekeye abakondesha amazu baba bafitaniye ibibazo bijanye no gukotesha amazu.

Urwo rutonde barwita kandi blacklists (urutonde rwirabura) bad tenant (urutonde rw'abakotesha amazu babi).

Bashobora gusa kugushira kuri urwo rutonde iyo wahejeje amasezerano y'inzu kandi ukaba ufise ideni rirenga amahere watanze y'ingwati.

Mu kuraba niba uri ku rutonde rw'amazina y'ibijanye n'amazu, rabira ahari ibijanye n'abakotesha amazu kuri izi ntonde zikurikira:

Tenancy Information Centre Australasia (TICA)
www.tica.com.au

National Database (NTD)
www.ntd.net.au

Trading Reference Australia (TRA)
www.tradingreference.com

Barashobora kukurihisha mu kugira ngo urabe insiguro kuri urwo rutonde.

Tribunal nibo bonyene bafata ingingo ku matati ajanye no guhagarika amasezerano, kwirukanwa mu nzu canke gushirwa ku rutonde rw'amazina y'ibijanye n'amazu.

Ukaba wipfuza kumenye akazi Tribunal (sentare) ikora, raba imikanda ya DVD yabo kuri YouTube canke urabe ku murongo wabo wa interenete.

Ukaba ukeneye izindi nsiguro ku burenganzira n'ivyo utegerezwa, reba ku murongo wa interenete wa Fair Trading kuri www.fairtrading.nsw.gov.au canke uhamagare kuri 13 32 20.

Ukaba ukeneye umusiguzi, hamagara kuri 13 14 50.