

Residential Tenancies Moratorium 2021

Application for rent negotiation

Important information

There is a 60 day restriction between the 14 July and 11 September 2021 on landlords evicting tenants who are financially disadvantaged by COVID-19

Tenants who are eligible COVID-19 impacted tenants (see below) should speak to their landlord or agent to negotiate a variation to their rental agreement

Landlords who provide a rent reduction to eligible tenants will be able to claim the Residential Tenancy Support Payment of up to \$1500 per tenancy agreement

Tenants must demonstrate to their landlord or agent that they are eligible COVID-19 impacted tenants.

Tenants and Landlords should attempt to negotiate a variation to the existing rental agreement before seeking assistance from Fair Trading

If you have not been successful in negotiating a variation to a rental agreement, complete this form to request assistance from Fair Trading

Eligible COVID 19 impacted tenants

To be eligible for the protection against eviction, a tenant needs to:

- show that rent paying members of the household are impacted by COVID-19 and have lost employment, work hours or income or have had to stop working because they or other members of their household (or in their care) were/are ill with COVID;

AND

- show that the household's take home weekly income has reduced by 25% or more (including any government assistance received) compared to the weekly income received in the 4 weeks prior to 26 June 2021;

AND

- continue to pay at least 25% of the rent payable.

Landlords and agents can request documentation to support a tenant's claim of being COVID-19 impacted. This can include:

- Proof of job termination/stand-down, or loss of work hours (evidence needs to specify this occurred as a direct impact of COVID-19)
- Proof of Government income support (may not be applicable to all)
- Proof of prior weekly household income (e.g. payslips/bank statements)
- Evidence of business closure or business records showing loss of takings
- Medical Certificates
- Other relevant evidence to show the reduction in income (if any).

NOTE: This information does not need to be provided to Fair Trading with your application for assistance.

Applicant Information

Name: _____ ✓ for Tenant,
Address: _____ Landlord, or
 Agent
Agency name: _____
Phone number: _____
Email address: _____

Respondent (Who you want to negotiate with)

Name: _____ ✓ for Tenant,
Address: _____ Landlord, or
 Agent
Agency name: _____
Phone number: _____
Email address: _____

Summary of your situation

- **Tenants** – provide reasons why you require a rental variation, including your ability to pay and what debts you may be facing. You are required to have an idea of how much rent you can pay. You may request that part of the rent is waived or deferred (repaid later). Depending on the landlord's circumstances, they may waive some of the rent or require the rent be deferred and repaid over time.
- **Landlords** – include reasons why your tenant needs to pay some rent, including impacts on your financial position you are required to work with the tenant and decide if you are waiving the rent OR will consider deferring the rent with a repayment plan for part or all the arrears. This will depend upon your financial

Next steps

Submit the completed Application via the Fair Trading Enquiry and Complaint form
<https://www.cas.fairtrading.nsw.gov.au/icmspublicweb/forms/Tenancy.html>

Fair Trading will contact you to discuss your application and, where applicable, make contact with the other party to commence negotiations.