

113 Joint and Co-tenancy Policy

1. Policy

This policy covers how Link Housing deals with joint tenancies and co tenancies.

2. Definitions

Joint Tenancy - exists when 2 people are in a relationship (e.g. married or de-facto couples), from the same household are named as tenants on the one tenancy agreement.

Co-tenancy – exists when 2 or more (usually unrelated) tenants each have an individual tenancy agreement but share a single property. Generally only tenants who are already living in Link Housing properties which have been established by Link Housing as one of the following:

- a share house
- group homes
- boarding houses
- designated shared houses with individual tenancy to a room or rooms

3. Granting a Joint Tenancy or Co-tenancy

Link Housing will generally only offer a tenancy to the person named as the applicant on the original application for housing. An applicant can request a joint tenancy at the time of allocation if the other person is the applicant's partner and or they were a named household member on the original application.

Where a joint tenancy is approved both parties will need to sign the tenancy agreement.

4. Rent and other responsibilities

Joint tenants have joint or shared liability. This means that if rent or other money is owed during or after the tenancy Link Housing may collect the outstanding debt from either person.

Co-tenants do NOT have joint or shared responsibility in relation to rent or other charges.

5. Disputes

If a problem occurs between tenants, Link Housing will encourage tenants to discuss the issue in a non judgmental and calm manner as a first step towards a resolution. If this fails the tenants will be encouraged to consider using mediation through Community Justice Centres.

6. Legislative Framework and Related Policies

- Residential Tenancies Act 2010
- Occupants Policy
- Tenant Initiated Transfer Policy

7. Privacy and Confidentiality

Link Housing will keep applicants', tenants' and residents' information and feedback confidential, in line with privacy laws and standards.

8. Complaints and appeals

A tenant who is not happy with a decision made by Link Housing or who believes that Link Housing has not followed this policy can complain or appeal using the complaints and appeals policies that are available on the Link Housing website www.linkhousing.org.au or by phoning Link Housing on 9412 5111.

A tenant or applicant who is not happy with a decision made by Link Housing or who believes that Link Housing has not followed this policy can complain or appeal using the complaints and appeals policies.

9. Quality Assurance

The Joint and Co-tenancy Policy will be formally reviewed every two years or when necessitated through a sufficient change in circumstances.