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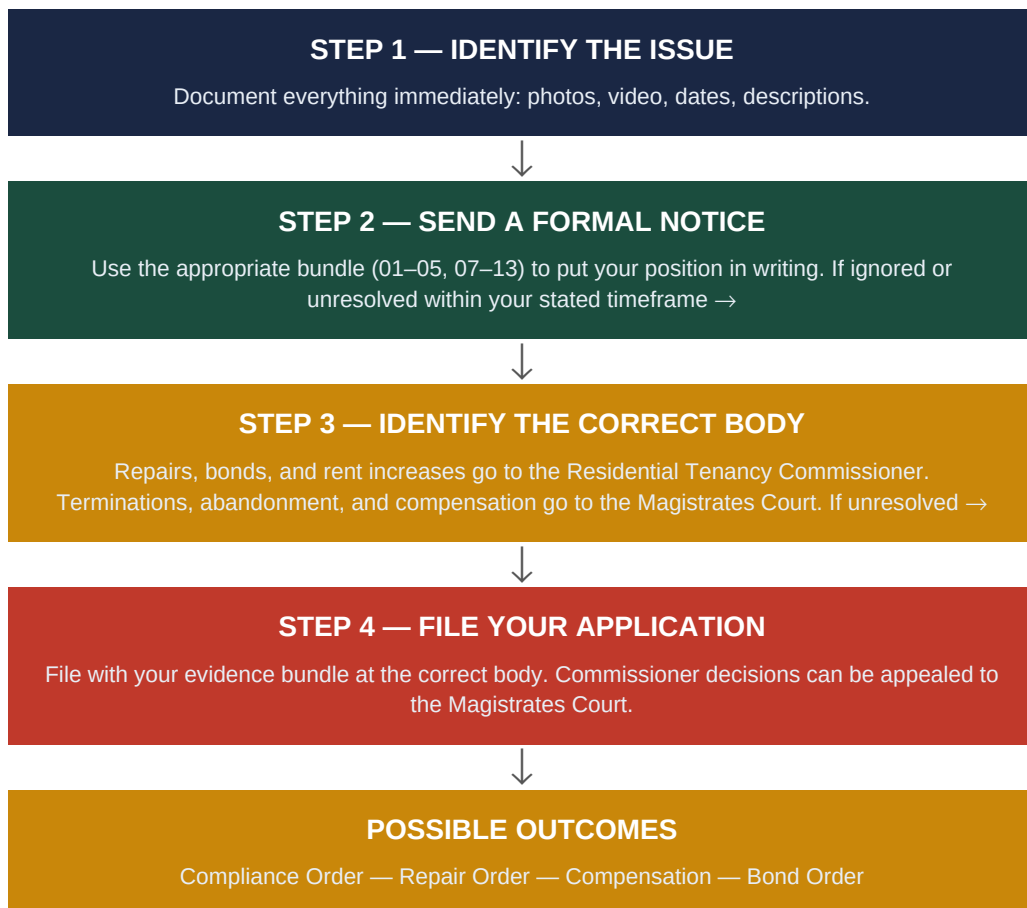
TAS TENANCY ADVOCACY SYSTEM

Complete Renter's Toolkit — 13 Bundles, Legally Verified
Tasmania, Australia

You now hold a complete tenancy advocacy system built for Tasmanian renters. Every template, tracker, and section reference in this bundle has been verified against the Residential Tenancy Act 1997 as amended by the 2024–2026 reforms — including the new Residential Tenancy Commissioner role and the Part 3C pet rights. Use it systematically, document everything in real time, and you will have the strongest possible position — whether you're dealing with a negligent owner, a stonewalling agent, or heading to the Commissioner or the Magistrates Court. Tasmania splits tenancy disputes between two bodies — knowing which one to use saves real time.

HOW THE SYSTEM WORKS — THE ESCALATION LOGIC

Every tenancy dispute follows the same path. The bundles in this system are designed to move you through it in a logical sequence — and in Tasmania that path splits between two different bodies depending on the type of dispute.



WHAT'S IN YOUR SYSTEM — 13 BUNDLES, IN TENANCY ORDER

#	BUNDLE	USE WHEN	KEY LAW
01	Condition Report Dispute	Move-in discrepancies between the report and the actual property	s.26
02	Noise and Quiet Enjoyment	Persistent noise from owner-controlled sources — diary-based evidence	s.55
03	General Repair Request	Non-urgent maintenance — appliance, plumbing, structural damage	s.32
04	Urgent Repair Notice	Essential service failure — water, gas, electricity, heating	s.33
05	Minimum Housing Standards	Structural, weatherproofing, or smoke alarm standards not met	Parts 3A, 3B
06	Commissioner & Court Application Pack	Escalation — repairs/bonds to Commissioner, terminations to Court	n/a
07	Entry Notice Response	Deficient entry notice — inadequate notice, too frequent	s.56
08	Rent Payment Protection	Real-time payment ledger — your defence against arrears allegations	n/a
09	Rental Increase Contest	Rent increase that is excessive or invalid	s.20, s.23
10	Pet Consent Request	Pet request — owner must not unreasonably refuse	Part 3C
11	Lease Assignment & Subletting	Formal request to transfer your lease or sublet to a new occupant	RTA 1997
12	Termination Notice Challenge	Termination notice received — check it states a valid ground	s.42
13	Bond Return Request	End of tenancy — formal demand for bond release	s.25, ss.29A–29G

Each bundle contains a Bundle Guide PDF (instructions, the law, and a ready-to-send template) and an Evidence Tracker XLSX (How to Use tab + colour-coded Evidence Log). Bundles 06, 09, and 13 include additional specialist sheets.

■ CRITICAL — THE MOST IMPORTANT HABIT

The single most important habit in any tenancy dispute: open your Evidence Tracker the moment an issue arises and log every interaction as it happens. Renters who document in real time succeed at the Commissioner and the Court. Renters who reconstruct from memory rarely do.

THE FIVE GOLDEN RULES OF TENANCY ADVOCACY

01

If it isn't in writing, it didn't happen.

Every request, every response, every phone call — put it in writing and keep a copy. A verbal promise to fix something is worthless. An email confirming that promise is evidence.

02

Never, under any circumstances, withhold rent.

Withholding rent — even during an unresolved urgent repair — gives the owner grounds for a termination notice and destroys your position at the Commissioner or Court. Pay rent in full, always.

03

Update your Evidence Tracker in real time.

Log every interaction the moment it happens — not from memory two weeks later. The Commissioner and the Magistrates Court require specifics: exact dates, exact times, exact words.

04

Always follow a phone call with an email.

After any verbal conversation with your agent, send an email: 'Further to our phone conversation today, you confirmed [X]. Please reply to confirm.' This converts a verbal agreement into written evidence.

05

Cite section numbers when you escalate.

Agents deal with tenants who don't know their rights every day. Quoting the correct section of the Act immediately signals you are informed and serious.

HOW TO RUN YOUR EVIDENCE TRACKERS

1

Open one tracker per issue

Open the relevant bundle's Evidence Tracker the moment you send your first notice. Log that send as entry 1.

2

Let the Status column drive your follow-up

Use the colour-coded status dropdown: Outstanding → In Progress → Escalated → Resolved. Anything Outstanding for more than 14 days needs escalation.

3

Name your Evidence References consistently

Name every photo, screenshot, and email consistently: e.g., Photo_Bathroom_01_15Mar26.jpg. Log the filename in the tracker.

4

Set a Follow-Up Required By date — every time

Set this the moment you send anything. If no response by that date, escalate.

5

Print your tracker before you file

Your Evidence Log becomes your Evidence Index — the first document you present.

QUICK DECISION GUIDE — WHICH BUNDLE DO I NEED?

I NEED TO...	USE BUNDLE
Dispute discrepancies in my condition report	01 — Condition Report Dispute
Document noise affecting quiet enjoyment	02 — Noise and Quiet Enjoyment
Report a non-urgent repair (appliance, plumbing, damage)	03 — General Repair Request
Report an urgent essential-service failure (water, gas, electricity)	04 — Urgent Repair Notice
Raise a structural, weatherproofing, or smoke alarm issue	05 — Minimum Housing Standards
Escalate to the Commissioner or the Magistrates Court	06 — Commissioner & Court Application Pack
Respond to a deficient entry notice	07 — Entry Notice Response
Keep a payment ledger / dispute an arrears allegation	08 — Rent Payment Protection
Challenge an excessive or invalid rent increase	09 — Rental Increase Contest
Request approval to keep a pet	10 — Pet Consent Request
Request permission to assign or sublet	11 — Lease Assignment & Subletting
Challenge a termination notice	12 — Termination Notice Challenge
Request my bond back at end of tenancy	13 — Bond Return Request

ESCALATING TO THE COMMISSIONER OR THE MAGISTRATES COURT

What is Magistrates Court?

Tasmania splits tenancy disputes between two bodies. The Residential Tenancy Commissioner handles bonds, the tenancy database, rent increases, and repairs. The Magistrates Court's Minor Civil Division (claims under \$15,000) handles terminations, abandonment, and compensation directly, and hears appeals from the Commissioner. TASCAT determines pet-refusal disputes specifically.

What Magistrates Court can order:

- Compliance order (owner must fix the issue by a set date)
- Compensation for losses suffered
- Repair order
- Bond order (full or partial release)
- Rent increase disallowed where invalid or unreasonable

Before you file, you must have:

- A documented history of prior written requests
- Your chronological evidence index (tracker printout)
- Copies of all formal notices sent
- Dated photos / video evidence
- Confirmation of the correct body for your dispute type

Check Magistrates Court's website for current filing fees. Low-income concessions may be available.

KEY SECTION NUMBERS — RTA 1997 (TAS) AT A GLANCE

When you escalate to the Residential Tenancy Commissioner or the Magistrates Court, citing the correct section number signals you are prepared and serious. These are the sections most commonly used in residential tenancy disputes.

SECTION	WHAT IT COVERS	RELEVANT BUNDLE
s.20	Rent increases — at least 60 days written notice	Bundle 09
s.23	Unreasonable rent increase — application to the Commissioner	Bundle 09
s.25	Security deposit (bond) — maximum 4 weeks' rent	Bundle 13
s.26	Condition report — required at the start of the tenancy	Bundle 01
s.32	General repairs — owner must attend within a set timeframe	Bundle 03
s.33	Urgent repairs — essential services, generally 24-hour response	Bundle 04
s.42	Notice to vacate — must state one of the Act's recognised grounds	Bundle 12
s.55	Quiet enjoyment — penalty up to 50 penalty units for interference	Bundles 02, 07
s.56	Right of entry — notice periods and frequency limits	Bundle 07
Part 3C	Pets — owner must not unreasonably refuse, TASCAT determines disputes	Bundle 10

FREE RESOURCES FOR TASMANIAN RENTERS

ORGANISATION	ROLE	CONTACT
Residential Tenancy Commissioner	Bond, database, rent increase and repair disputes	cbos.tas.gov.au
Magistrates Court (Minor Civil)	Terminations, abandonment, compensation, appeals	magistratescourt.tas.gov.au
TASCAT	Pet-refusal disputes under Part 3C	tascat.tas.gov.au
Tenants' Union of Tasmania	Free tenancy advice and advocacy support	tutas.org.au
Consumer, Building and Occupational Services (CBOS)	General tenancy information and guidance	cbos.tas.gov.au
Homes Tasmania	Public and community housing, crisis and homelessness accommodation	homestasmania.com.au
National Debt Helpline	Free, independent financial counselling if rent arrears stem from financial hardship	1800 007 007 — ndh.org.au
Translating and Interpreting Service	Free phone interpreting for renters who need support in another language	131 450 — tisonational.gov.au