

01

CONDITION REPORT DISPUTE

Residential Tenancy Act 1997 (Tas) — Section 26

TAS —
Magistrates
Court

Your rights when the condition report does not reflect the actual state of the property at move-in

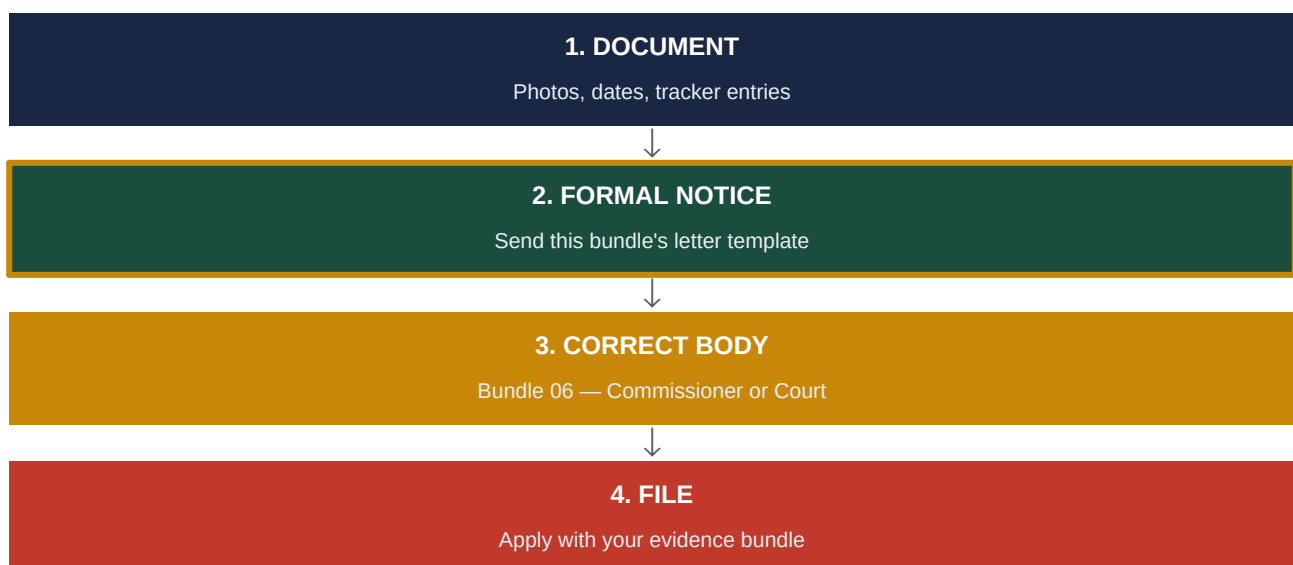
WHEN TO USE THIS BUNDLE

Use this bundle at the start of your tenancy if the condition report does not accurately reflect the actual state of the property at move-in.

KNOW THE LAW — THE CONDITION REPORT OBLIGATION (S.26)

Section 26 of the Residential Tenancy Act 1997 requires the owner to give you a condition report at the start of the tenancy documenting the state of the premises.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

01

STEPS TO SUCCESS

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01

Photograph everything on move-in day

Take dated photographs and video of every room, every fixture, every surface — especially anything already damaged. Timestamp all files immediately.

02

Compare photos to the condition report item by item

Note every discrepancy, no matter how minor. Minor discrepancies at move-in become major disputes at bond time.

03

Return your annotated copy promptly

Return by email to create a timestamped record and keep your own signed copy.

04

Send the dispute template with photographic evidence

Fill in all [bracketed] fields and send with your photos attached. Request written confirmation that your amendments have been recorded.

05

Record all correspondence in the Tracker

Log every interaction in your Discrepancy Log and Communication Log immediately.

IF YOU NEED TO ESCALATE — WHAT MAGISTRATES COURT CAN ORDER

Your annotations do not need the owner's approval to be valid — they are your own evidence, and become the direct comparison point at bond time if a cleaning or damage deduction is later disputed.

★ GOOD TO KNOW — ACT PROMPTLY

There's no substitute for a thorough, prompt condition report dispute — the more detailed and timely your annotations, the stronger your position at bond time.

■ CRITICAL — YOUR ANNOTATIONS ARE VALID WITHOUT THE OWNER'S APPROVAL

This is your own record — it doesn't require sign-off to count as evidence at bond time.

01

TEMPLATE — CONDITION REPORT DISPUTE

Residential Tenancy Act 1997 (Tas) — Section 26

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1. COPY

Copy the letter below into a new email

2. FILL

Replace every **[bracketed]** field with your details

3. SEND

Email it — request a read receipt, save a copy

Fill in every **[bracketed]** field, then send via email — request a read receipt.

SUBJECT:

FORMAL DISPUTE OF CONDITION REPORT: **[Insert Property Address]**

Please accept this formal notice that I dispute the accuracy of the condition report provided for the above-referenced property. The report does not accurately reflect the actual state of the premises at the commencement of my tenancy.

1. NOTICE OF DISCREPANCY

- I have identified the following discrepancies between the condition report and the actual state of the premises at move-in:
- Item / Area: **[e.g., Carpet — Living Room]** | Report States: **[e.g., Clean / Good]** | Actual Condition: **[e.g., Stained / Worn]**
- Item / Area: **[e.g., Bathroom Tiles]** | Report States: **[e.g., Good]** | Actual Condition: **[e.g., Cracked / Damaged grout]**
- **[Add further items as required in the same format.]**

2. DOCUMENTARY EVIDENCE ATTACHED

- Dated photographic evidence of each discrepancy is attached to this notice.
- These photos were taken on **[Insert Move-In Date]** and clearly document the condition of the property at the commencement of the tenancy.

3. AMENDMENTS ON RECORD

- Pursuant to Section 26 of the Residential Tenancy Act 1997, my annotated condition report records these discrepancies as part of the tenancy record.
- Please confirm in writing by **[Insert Date]** that your copy of the report has been updated to match.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]