

01

PROPERTY CONDITION REPORT DISPUTE

Residential Tenancies Act 1987 (WA) — Section 27C

WA —
Magistrates
Court

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

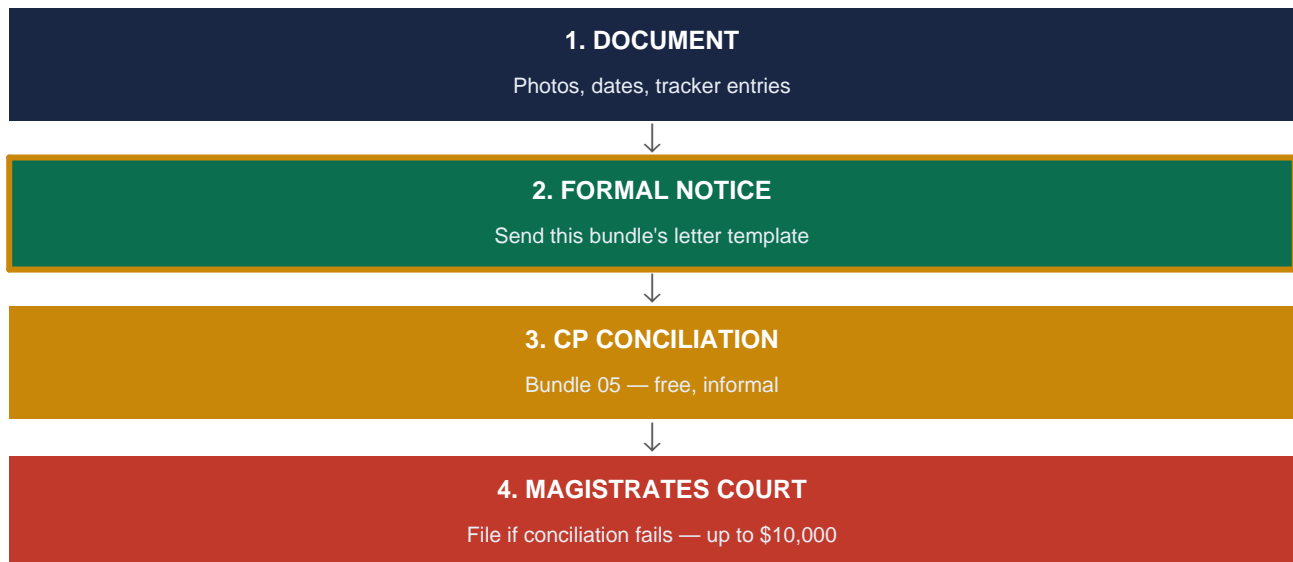
WHEN TO USE THIS BUNDLE

Use this bundle at the start of your tenancy if the property condition report does not accurately reflect the actual state of the property at move-in. A strict statutory timeframe applies — act on the day you move in.

KNOW THE LAW — THE PROPERTY CONDITION REPORT OBLIGATION (S.27C)

Under Section 27C of the Residential Tenancies Act 1987, the landlord must provide a property condition report at the start of the tenancy. You have 7 days from receiving the report to return your marked-up copy noting any disagreements — miss this window and you are deemed to have accepted the report as accurate. A landlord who fails to properly prepare the report faces a penalty of up to \$5,000.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

01

STEPS TO SUCCESS

Residential Tenancies Act 1987 (WA) — Section 27C

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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 property 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 the annotated report within 7 days

This window is strict under s.27C — do not miss it. Return by email to create a timestamped record.

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 landlord's approval to be valid — they are your own evidence, and become the baseline referenced at bond time if a cleaning or damage deduction is later disputed.

★ GOOD TO KNOW — 7 DAYS — NOT BUSINESS DAYS

The 7-day return window runs from the date you receive the report — check your specific deadline and don't assume it matches other states' business-day rules. Missing it means you are deemed to accept the report as accurate.

■ CRITICAL — A LANDLORD WHO FAILS TO PREPARE THE REPORT PROPERLY FACES A \$5,000 PENALTY

This is a serious statutory obligation, not a formality — cite it directly if the report is missing or inadequate.

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 PROPERTY CONDITION REPORT: [Insert Property Address]**

Please accept this formal notice that I dispute the accuracy of the property 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 property 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 27C of the Residential Tenancies Act 1987, my annotated property condition report — returned within the statutory 7-day window — 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]