

# Living in a Rooming House?

May 2012

## Know your rights

A rooming or boarding house is a building where four or more people, who are not related to the landlord, have separate agreements to pay rent. By law, rooming houses must meet health and safety standards and be registered with the local council. Everyone has the right to live in clean and safe accommodation.

### Some minimum standards

- Continuous and adequate hot and cold running water to all kitchen, laundry and bathing facilities.
- Lighting, electricity and working smoke alarms throughout the premises.
- 24 hour access to a shared bathroom, toilet and kitchen.
- At least 1 working toilet, fixed bath or shower and washbasin for every ten people.
- Clean and well maintained living conditions in rooms and communal areas; ie the roof does not leak and the toilet is not blocked.
- You have the right to privacy and the security of your belongings.



35 Beach Street, Frankston  
Phone: 9783 7284

[www.frankston.net](http://www.frankston.net)

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## Sharing in a rooming house

To have a room by yourself, or with people you choose to live with, the owner must give you an 'Exclusive Occupancy Right'. If the owner wants to change this and place more people in your room they must give you a 'Consent to Increase in Room Capacity' form. If you decide to agree, your rent must be reduced from the date of the change.

A 'Shared Room Right' agreement must state:

- Maximum number of people who can share
- Amount of rent you will pay
- The rent payable if it was not shared.

In a Shared Room the owner has the right to choose the other residents and does not have to notify you of another person moving in.

## Tenancy

You can legally be asked to leave the rooming house **immediately** if you:

- Deliberately or recklessly cause or allow serious damage
- Put people or property in danger
- Seriously disrupt residents.

Call the **Consumer Affairs Hotline** on **1300 365 814** to help identify unregistered and sub-standard rooming houses. You do not need to leave your name.



**COMMUNITY SUPPORT FRANKSTON**  
Inc. Reg. No. A0000431J ABN 95 426 151 625

Tailored information for Sole Parents  
Project funded by FaHCSIA

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