

1. The Residential Tenancy Agreement is commonly called 'the lease' and it is a contract signed by the tenant as well as the landlord. It sets out the rights and responsibilities of the landlord and the tenant, and it is a legally binding document. The Residential Tenancy Agreement has eight pages of detailed terms and conditions. READ this small sample:

TENANT'S RESPONSIBILITY FOR THE ACTIONS OF OTHERS

20. The tenant agrees to be responsible to the landlord for any act or omission by any person the tenant allows on the residential premises who breaks any of the terms of the agreement.

RIGHT TO ASSIGN OR SUB-LET

21. A tenant may, with the landlord's prior permission assign the whole or part of the tenant's interest under this agreement or sub-let the residential premises.

22. The landlord agrees not to charge for giving permission other than for the landlord's reasonable expenses in giving permission.

MITIGATION OF LOSS

26. The rules of law relating to mitigation of loss or damage on breach of a contract apply to a breach of this agreement. (For example, if the tenant breaches this agreement the landlord will not be able to claim damages for loss which could have been avoided by reasonable effort by the landlord.)

2. IMAGINE that you are going to rent out a flat for a year. You would normally use a standard residential tenancy agreement as a contract between you and the new tenant. But for this activity you will need to write your own contract. Work in small groups to WRITE at least 5 terms and conditions for the contract. Use the formal language style modelled in the sample above.

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3. COMPARE your answers with the other groups in the class. As a class, WRITE one contract using suggestions from each group.