

#knowyourrights

# Young People and Housing

## WHAT DOES THE MORATORIUM ON EVICTIONS MEAN?

- A Moratorium on Evictions is a 60-day stop on your landlord issuing a termination notice or seeking to evict you due to any rental arrears, if you have been financially impacted by COVID-19. **Please note:** The moratorium comes to an end 13 June 2020.
- Once the 60 day stop has expired, restrictions on evictions for tenants impacted by COVID-19 will apply for a further 6 months (until 15 October 2020).
- A landlord is required to negotiate a rent reduction with the tenant in good faith before seeking to terminate a tenancy, and can only give a termination notice or apply for an eviction order if it is fair and reasonable to do so.
- Fair Trading is able to assist landlords and tenants try to reach an agreement through their dispute resolution process.
- Along with these restrictions on evictions for rental arrears, the Government has also extended the notice periods for certain other lease termination reasons to 90 days. This applies when ending: a fixed-term agreement, a periodic agreement, a tenancy because of breach of agreement other than for non-payment of rent or charges.

## WHO IS ELIGIBLE?

To be eligible, your household needs to demonstrate it is impacted by COVID-19. A household is impacted by COVID-19 if:

- You or other people in your household have lost employment or income due to the COVID-19 pandemic, or
- You have had to stop working or reduce work hours due to illness with COVID-19, or
- You are caring for a family member ill with COVID-19

and as a result of any of the above your household's total income has reduced by 25%.

## DOES THE MORATORIUM ON EVICTIONS APPLY TO PEOPLE IN COMMUNITY HOUSING OR SOCIAL HOUSING?

No. The Moratorium does not apply to Community or Social Housing tenants.



## I CAN'T AFFORD RENT THIS MONTH DUE TO FINANCIAL HARDSHIP. WHAT CAN I DO?

If you are impacted by COVID-19 and require a reduction in rent, you should contact your landlord immediately and discuss reducing rent or a repayment arrangement. You should not wait until you are in arrears to begin negotiations with your landlord.

## IS THERE ANY ADDITIONAL FINANCIAL ASSISTANCE TO HELP ME COVER MY BOND OR RENT?

The Commonwealth Government has released a number of financial assistance options that you may be able to apply for.

- **Coronavirus Supplement Payment:** This is a fortnightly payment of \$550 for up to six months. You are eligible to receive this if you receive any of the following payments: JobSeeker, Youth Allowance, ABSTUDY Living Allowance, and Special Benefit.
- **Economic Support Payment:** An extra one-off payment, paid in two instalments of \$750.

In NSW you may be eligible for:

- **Rentstart Bond Loan**, which can be up to 100% of your rental bond, and is interest free.
- **RentChoice**, a private rental subsidy that helps you pay the rent for up to 3 years.
- **Tenancy Assist**, provides up to 4 weeks rent to cover unpaid rent and/or unpaid water charges. It may only be offered once in a 12-month period.

## I NEED HELP, WHO DO I TALK TO?

- **Case worker (if you have one)**
- **Tenants Union or local Tenants Advice Service**  
<https://www.tenants.org.au/get-advice>
- **Fair Trading 13 32 20**
- **Real Estate Agent or Landlord**