

H13. DURING A TENANCY - QUIET ENJOYMENT

Content:	Illawarra Aboriginal Corporation Policies and Procedures
Version:	2.0
Section:	Housing
Applies To:	Board, Management and Staff of all IAC Services
Date:	October 2015 (Review October 2018)

Background and Purpose

The IAC's Housing policies articulate our aims, goals and philosophies in providing housing services for Aboriginal tenants and their families. They explain how the Illawarra Aboriginal Corporation works with its staff and other agencies to ensure that our tenants are afforded the best and most appropriate services and that we meet all of the requirements of the Aboriginal Housing Office and the Office of Community Housing.

The Right to Quiet Enjoyment

IAC tenants have the right to quiet enjoyment of their property. Under Section 50 of the Residential Tenancies Act 2010, the IAC must take all reasonable steps to ensure that neighbouring tenants of the IAC do not interfere with the reasonable peace, comfort or privacy of the tenant in using their property.

Tenants may use their property for any legal purpose that does not breach their tenancy agreement. Tenants may not:

- Use their property for an illegal purpose, such as the manufacture, distribution or selling of illegal drugs
- Cause or allow a nuisance
- Interfere with the peace, comfort or privacy of neighbours
- Smoke in enclosed common areas within IAC properties
- Allow more people than approved by the IAC to live in the property.

COMPLIANCE

This policy complies with:

- NSW Housing Act 2001
- NSW Residential Tenancies Act 2010

REFERENCES

This policy should be read with:

- **Housing NSW** "During a Tenancy Policy"
- **National Regulatory Code** - 1. Tenant and housing services