

Security Deposit

A security deposit is an amount of money a tenant has paid, or is required to pay to the Department at the start of a tenancy as part of the tenancy agreement. A security deposit is also known as a bond. It is used as security for the premises for the duration of the tenancy.

A security deposit is not required for tenancies located in remote communities, Alice Springs town camps or Tennant Creek community living areas.

How much is the security deposit?

The amount of money required for the security deposit at the start of a tenancy is determined by your income details and can vary depending on your circumstances. The maximum amount for a security deposit is two weeks rebated rent plus two weeks full rent.

Housing staff will let you know the security deposit amount before you agree to a tenancy agreement.

What are my payment options?

The Department may be able to refer you to support services to help or provide you with an option to pay your security deposit through scheduled instalments under an Agreement to Pay.

Speak to your local Housing office if you have difficulty making payment for the security deposit.

Who pays for the security deposit?

A tenant is required to pay the security deposit. The Department will only accept a security deposit from tenants that are listed on the tenancy agreement. You are able to pay the security deposit with other tenants. If you pay the security deposit together you must provide the Department with information on how the money has been paid in writing. If the Department does not receive this information, it will be taken that the security deposit has been paid in equal portions by all tenants listed on the tenancy agreement.

What happens to the security deposit during the tenancy?

The Department will hold the security deposit as required under the terms of the tenancy agreement during the tenancy.

When is the security deposit returned?

The Department will return the security deposit at the end of the tenancy, less any amount the Department is entitled to retain.

Why is the Department entitled to retain the security deposit?

The Department may require to use the security deposit at the end of a tenancy to:

- repair damage to property that occurred during the tenancy caused by or permitted by the tenant;
- replace ancillary property lost or destroyed by the tenant or by a person whose actions the tenant is liable for under Section 12 of the RTA;
- clean the property left unreasonably dirty by the tenant or permitted by the tenant;
- replace locks, altered, removed or added by the tenant without the consent of the landlord;
- pay for unpaid rent or for unpaid charges for electricity, gas or water payable by the tenant;
- pay for costs associated with the tenant failing to hand over the property; or
- pay for costs ordered to by the local court or Northern Territory Civil and Administrative Tribunal.

The Department will advise you in writing of any amount of the security deposit that is being retained after you leave the property and hand back the keys.

What happens to my security deposit when I transfer within public housing?

There are some situations where the Department may require a tenant to transfer to another public housing property. If this happens, the Department will transfer the security deposit previously paid to the new accommodation, less any amount the Department is entitled to retain. The Department will discuss the transfer process with you, if the Department requires you to move.

What if I do not agree with the decision relating to the security deposit?

You have the right to lodge an appeal if you do not agree with a decision relating to the security deposit.

You can call the Housing Complaints and Appeals Unit on 1300 301 167 or email housing.appeals@nt.gov.au to lodge an appeal.

Where can I find more information?

For further information contact your local Housing office or visit nt.gov.au

Greater Darwin	(08) 8999 8814	Katherine	(08) 8973 8513
Palmerston	(08) 8999 4767	Tennant Creek	(08) 8962 4497
Arafura Region	(08) 8995 5122	Nhulunbuy	(08) 8987 0533
Alice Springs	(08) 8951 5344		