



7.18 Joint Tenancies

Scope

- A joint tenancy occurs where two or more clients request to share a home and be jointly responsible for meeting the tenancy obligations, such as paying rent.

Policy

Clients can request to become joint tenants at any time if they are:

- Related, married or de facto partners.
- The combined household income is within the public housing eligibility criteria.

They can apply for community housing as joint tenants, or they can ask to convert an existing tenancy into a joint tenancy. The current tenant has to request in writing to convert an existing tenancy into a joint tenancy. The request will normally be granted if:

- There are no rental arrears, and
- The dwelling is suitable for the household size.

Rights and obligations

Joint tenants have the same rights and obligation of other SGCH tenants. It is up to the joint tenants to determine how they will meet their obligations.

- All joint tenants have to sign the Tenancy Agreement and the Property Condition Report.
- Joint tenants are all responsible for meeting the obligations under the agreement.
- If one joint tenant breaches the Tenancy Agreement, all the joint tenants breach it. Serious cases that result in eviction will mean all joint tenants are evicted.
- SGCH determines the rent to be paid for the property. It is up to the joint tenants to determine among themselves what part of the rent each person will pay. Together they have a collective responsibility to make sure the rent is paid.
- If any one of the joint tenants wishes to terminate their tenancy, the other joint tenants will normally be allowed to stay. However, the remaining tenants may be relocated to a property that better suits the size of the household. The existing tenancy will be terminated and the accounts finalised. The remaining joint tenants will have to make arrangements to deal with any amounts owing before signing a new Tenancy Agreement.