



ABSENCE FROM YOUR PROPERTY SOUTHERN CROSS HOUSING FACT SHEET

WHAT HAPPENS IF I AM GOING TO BE AWAY FROM MY HOUSE FOR A WHILE?

It is a condition of the Residential Tenancy Act 2010 that you personally occupy your property and as such Southern Cross Housing expects you to live in your home. We understand that sometimes there may be reasons for you to be away, such as leaving home for a holiday or a hospital stay.

Before you go away, you need to let your Housing Officer know that you will be absent for a long period of time and when you intend to return. All rent and non rent accounts will need to be kept up to date and payments will need to continue.

You can be absent from your home for up to three months, however you can't be absent for longer than 12 months (in total) over a five year period.

Acceptable reason for absences up to three months include:

- ✓ Caring for sick/frail family members.
- ✓ Hospitalisation, institutional care, nursing home care or rehabilitation.
- ✓ Escaping domestic violence, harassment or threats of violence.
- ✓ Assisting with immigration matters in the country of origin.
- ✓ Going to prison.
- ✓ Holidays, or
- ✓ Employment, education or training.



In circumstances such as participating in rehabilitation or hospitalisation, absence of up to six months may be approved at the discretion of the Tenancy Manager. If the manager is reasonably satisfied that the absence will exceed six months, SCH can ask you to relinquish tenancy.

Applications for an absence from your property must be made in writing, by either letter or email. Applications must address;

- ✓ What arrangements have been made to pay tenancy charges such as rent and water usage.
- ✓ What arrangements have been made for the property to be adequately cared for.
- ✓ The reason for going away.
- ✓ Proposed dates of leaving and returned.
- ✓ Contact details for the period you are away.



ABSENCE FROM YOUR PROPERTY **SOUTHERN CROSS HOUSING FACT SHEET**

WHAT IF I AM GOING INTO RESIDENTIAL REHABILITATION FOR DRUG OR ALCOHOL USE?

If you are going to receive support for either drug or alcohol use you may be eligible to get a reduction in the amount of rent that you have to pay for the time that you are in rehabilitation.

You will need to provide evidence of the period that you will be custody or the costs of the rehabilitation program. If approved, the minimum rent that you will need to pay is \$5 per week for a maximum period of three months.

FAILING TO TELL SOUTHERN CROSS HOUSING OF YOUR ABSENCE.

If you do not tell us that you are going to be absent, or if you do not come back on the date you have told us. We may need to take action through the NSW Civil & Administrative Tribunal (NCAT) to terminate your tenancy.

