

# Tip Sheet

## MAINTAINING YOUR PROPERTY

All tenants have the right to live in property that is well maintained. Our tips will help you be more comfortable in your home. If you see a problem, report it early!

Homes North ensures regular maintenance of your home so your property is in the best condition as possible on entry. There are also things you can do that will help make your time in one of our properties more enjoyable and problem free.

Tenants are responsible for:

- Keeping the property clean
- Not causing any damage to the property
- Reporting maintenance problems early
- Keeping the property clean and free of household pests such as ants, bugs, spiders, cockroaches, wasps, mice and rats at all times
- Cleaning out gutters on single story dwellings, if physically able to
- Cleaning out of flues for wood heaters
- Cleaning filters from gas heaters, reverse cycle air conditioners and range hoods

### MANAGING PESTS IN YOUR PROPERTY

Most general household pests such as fleas, cockroaches, flying insects, mice and rats can be

kept under control by developing good habits, such as:

- Keep all food stored away in sealed containers
- Use a garbage can with a tight lid
- Tie up garbage bags and empty bins frequently
- Frequent cleaning in the kitchen
- Regular vacuuming
- Clean up spills as soon as they occur
- Reduce/remove clutter in the home
- Report water leaks as soon as they are noticed
- Keep drains clean
- Use a door snake and seal draughts
- Keep an eye out for holes that may develop around baseboards and inside cupboards
- Turn off external lights at night (when not in use)
- Keep fly screens in good condition (do not tamper with)
- Regularly examine the outside walls and eaves (do not allow wasps to establish a nest)

### CONTROLLING MOULD GROWTH

Some moulds can cause health problems. They may smell musty and can grow virtually anywhere, indoors and outdoors, in and on materials such as food, furniture, fabrics, carpets,

walls, paper, timber and plumbing. Controlling condensation, ventilation and temperature are the most effective ways to control mould.

### Condensation

Avoid conditions encouraging mould growth by using heat, insulation and ventilation.

### Ventilation

Reduce moisture and humidity levels by opening a window or door where possible to improve ventilation. Reduce moisture by using exhaust fans in areas where water vapour is created.

### Heating

A continuous low and even level of dry heat reduces condensation and mould growth. On cool days try to keep the inside temperature consistent. Use exhaust fans where possible, in areas where water vapour is created, such as showers.

## HOW TO REDUCE MOULD GROWTH

### Bathroom

Open a window or door or use an exhaust fan when having a shower or bath to control air moisture. Clean and dry surfaces that get wet regularly.

### Laundry

Reduce air moisture by hanging wet clothes outdoors.

For more information, please see our *HOW TO STOP MOULD FACT SHEET* on page 32.

## BLOCKED DRAINS OR TOILETS & LEAKING TAPS

These can cause water damage to walls, floors and ceilings and should be reported immediately to avoid costly repairs.

See our Fact Sheet on *HOW TO STOP MOULD* for some hints on controlling mould in your home.



### NEED TO CONTACT HOMES NORTH?

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