

# A Landlord's Guide Getting your property ready for tenancy



p: 1300 851 262 f: 07 3851 4476  
m: 0407 626 267  
e: [ros@realtenants.com.au](mailto:ros@realtenants.com.au)  
a: PO Box 3345,  
Newmarket Qld 4051  
● [www.realtenants.com.au](http://www.realtenants.com.au)

The following tips should provide you with a list of important things to take care of to ensure your home or investment property is ready to be rented. Call Ros at Real Tenants for more information remember, your property manager can help you out with any of the following:

- Have your **mail** redirected.
- Ensure all accounts are advised and cancelled accordingly.
- The only services to remain in your name (with your new postal address) are water and council rates.
- **Appliance manuals** - please leave them for the agent on the kitchen counter.
- **Keys** - Please ensure all locks have keys. Supply 2 full sets of keys (one for the agent and one for the tenant). Your property manager will cut access sets depending on the number of adults occupants.
- Always keep a set of keys for yourself.
- **Walls** - clean off any dirty marks, remove scuff marks, finger or food marks etc.
- **Ceilings** - remove any cobwebs.
- **Ceiling mould** - clean off (particularly in wet areas and sometimes in bedrooms).
- **Light fittings** - clean off dust and remove any dead insects inside
- **Ceiling fans** - wipe fan blades and tops of fittings to remove dust build up
- **Skirtings** - wipe down with a damp cloth.
- **Doorways, doors** - Wipe off finger marks and any other removable marks.
- **Windows** - clean inside and out plus don't forget the sills and runners.
- **Fly screens** - brushed and dusted down
- **Screen doors** - Front and back including frames - wipe clean and screen wire brushed.
- **Stoves** - clean stove top, control display, knobs, panels around knobs and pull out or inbuilt drip trays, griller racks, trays and any inserts, oven racks, trays and oven bottom, walls and oven roof. A good oven

cleaner will clean most ovens - however it is of importance that you read carefully the instructions on the product. Some cleaners can actually hinder oven surfaces (like stainless steel), and also some products have dangerous caustic fumes - **use with extreme caution!**

- **Kitchen range hood** - clean pull out filters and framework.
- **Bathroom** - Clean sink, mirror, cabinet, vanity unit and drawers, shower recess, glass screen and screen doors, bath and wall tiles. Please ensure both the sink and the bath have a plug.
- **Toilet** - Clean cistern, seat, bowl inside and also outside around the base. Don't forget the skirting tiles around the toilet
- **Laundry** - Clean both the inside and outside of the trough, and underneath, ensure a plug is present
- **Tiling** - All tiling and grouting to the kitchen, toilet, bathroom and laundry areas are clean.
- **Exhaust** - Vents and fan covers are clean of any dust and dirt.
- **Air-conditioners** - vents and filters cleaned of built up dirt.
- **Cupboards/Drawers** - Please clean/wash inside and out. Also doors and door frames, front and back of doors need to be cleaned.
- **Curtains** - wash any washable curtains and netting, - you may like to dry clean others.
- **Blinds** - If you have Venetians blinds, clean off the blind slats. Any other type of blinds should be able to be wiped down
- **Floors** - to be mopped/washed - don't forget corners and hard to get areas.
- **Carpets** - must be professionally cleaned. This is the expectations of tenants on entry and exit from the property.
- **Lawns** - Freshly mowed and edges - best done a couple of days just before the tenant moved in
- **Garden** - remove weeds, and any rubbish and built up leave etc
- **Gutters** - please ensure that the gutters are freshly cleaned of any dirt/silt and leaves/twigs
- **Rubbish** - remove any rubbish that you have placed at the property. Be sure to check behind sheds, under shrubs and trees. this includes lawn

clippings piles and compost left.

- Sweep **paths and paving areas** - again best done just before the tenants move in
- **Oil spillage** - Check and clean carport and garage floors, paths, driveways and don't forget the BBQ area.
- **Cigarette butts** - if there are cigarette butts lying around - please remove them
- **Garage and tool sheds** - remove any items from inside and behind the shed. The only things that perhaps should remain are items directly related to the property - eg spare roof or floor tiles, maybe paint tins
- **Pet droppings** - remove from gardens, lawns and any out of the way areas. Put them in the bin, do not bury them
- **Dog urine** - remove/clean where your pet may habitually urinate - eg base of veranda posts.
- **Dog and cat claw damage** - check screen doors, flyscreens and curtains - replace/repair as necessary
- **Dog chew damage** - please ensure watering systems are free of dog chew damage and are repaired accordingly.
- **Pet hair** - please ensure any visible pet hair inside is removed eg back of curtains.
- **Flea and tick spray** - ensure the inside of the property and outside the property are professionally sprayed by a pest control company.