

## **The rent relief grant, and renting beyond the emergency period**

In this issue:

- Two new phases of Residential Rent Relief Grant Scheme
- Future renting WA - Negotiating guide now available

### **New phases of the Residential Rent Relief Grant Scheme**

Recent expansions of the Residential Rent Relief Grant Scheme offer more financial assistance to tenants and landlords. The expansions aim to secure current tenancies beyond the end of the COVID-19 emergency period on 28 March 2021.

A third phase expansion, which started in January 2021, assists landlords who reduced, deferred or waived rent during the emergency period under the *Residential Tenancies (COVID-19 Response) Act 2020* (WA).

The fourth phase will target tenants who may struggle to pay expected rent increases after the moratorium ends. Tenants who are facing a significant rent increase, greater than the normal market rate of five percent a year, can apply for up to \$2,000 per tenancy.

A key condition for both phases of the grant is that the landlord agrees to a fixed-term tenancy agreement of at least six months starting from the moratorium end date.

[Full eligibility criteria and application information is available on our Residential Rent Relief Grant Scheme web page.](#)

### **New tenancy publication: Future renting WA - Negotiating guide**

The clock is ticking on WA's renting moratorium with the COVID-19 coronavirus pandemic emergency laws due to expire on 28 March 2021.

To help with the transition back to the usual residential tenancy requirements, we have developed a new publication, [Future renting WA – Negotiating guide](#), in conjunction with key industry stakeholders, including the Real Estate Industry of Western Australia.

The guide covers scenarios that could play out and examines the risks, benefits, considerations and pathways forward.

Negotiating now will allow landlords and tenants to be better prepared and lead them to have time to make plans for a safe and secure renting future.

[More information is available on our COVID-19 renting web page.](#)

**Disclaimer:** This bulletin contains general information obtained from internal and external sources to the Western Australian Department of Mines, Industry Regulation and Safety. While we use our best endeavours to ensure the information is correct and current at the time of publication, changes in circumstances after that time may impact upon the accuracy of the material. The department takes no responsibility for any error, omission or defect therein. It is your responsibility to ensure the information is still correct when applying it to your situation in the future, including seeking independent professional advice.