

FORM 24

Request to Lessor to Affix Furniture

RESIDENTIAL TENANCIES ACT 1987 (WA) Section 50J(1)

Approved by the Commissioner for Consumer Protection pursuant to the *Residential Tenancies Act 1987* section 88C
(July 2024)

To: _____
(name of lessor)

I hereby request your consent to permit furniture to be affixed to the wall/s of the premises at:

(address of rented premises)

for the purpose of ensuring the safety of a child or a person with a disability.

Unless otherwise agreed in writing, I understand I am responsible for:

- the cost of affixing and removing the item/s;
- notifying you of any damage that results from affixing or removing the item;
- restoring the wall to its original condition, or compensating you for any reasonable expenses you incur by organising the restoration; and
- the costs of repairing any damage caused when affixing or removing the affixed item/s.

The item or items to be affixed are described on page 2 of this form.

If you have grounds for refusing consent you may advise of the reasons by completing the bottom section of this form and returning it.

You have 14 days to reply. If you do not reply within 14 days you will be deemed to have given your consent.

Signed: _____ Date: ____/____/_____
(tenant's name and signature)

Under Section 50L(1) of the *Residential Tenancies Act 1987*, a lessor may only refuse consent on the following grounds:

- A. if affixing an item to the wall would disturb material containing asbestos; or
- B. if the premises are entered in the State Register of Heritage Places compiled under the *Heritage Act 2018*, section 35; or
- C. if the premises is a lot in a scheme under the *Strata Titles Act 1985*, and the by-laws for the scheme prohibit affixing the item to the wall of the premises.

I give consent to the fixture/s described in this application; or

I do not consent to the fixture/s described in this application.

The reason for my refusal is: _____ (Please indicate A,B or C)

Signed: _____ Date: ____/____/_____
(landlord's/property manager's name and signature)

Description of Proposed Fixture

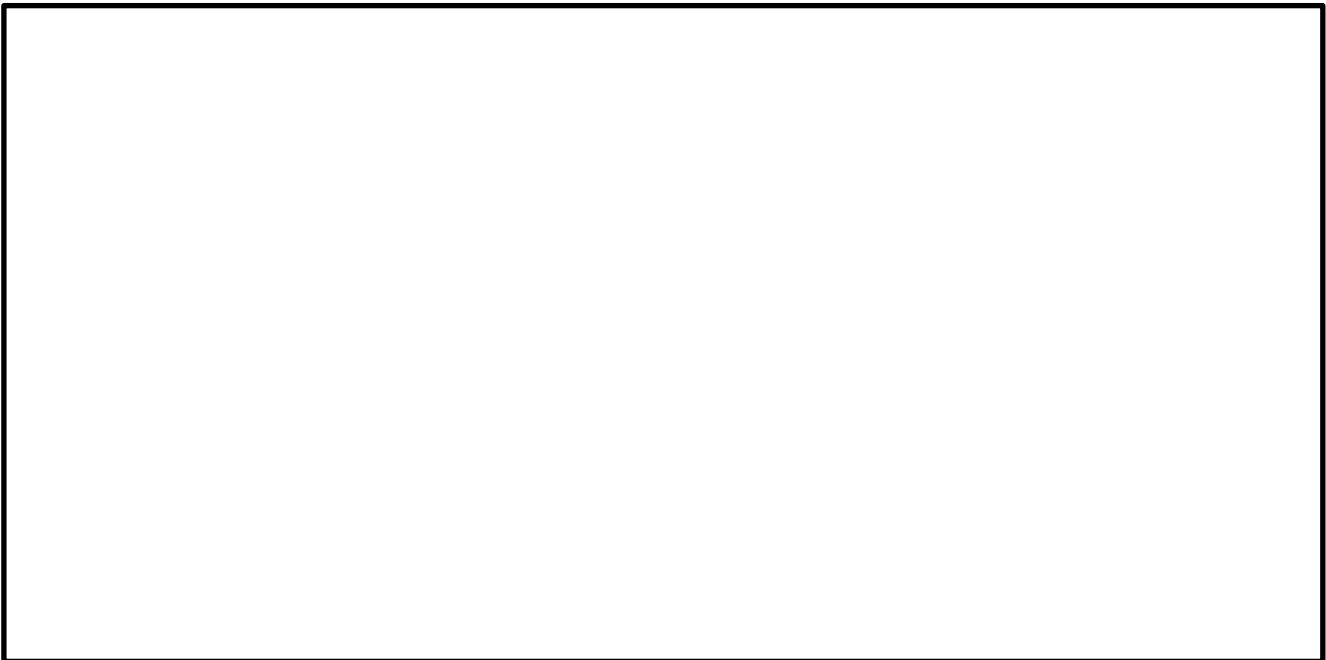
(This form may be used to obtain consent for more than one item – please ensure that all items are clearly described and shown in an attached photograph or on the sketch diagram below in the position where they will be fixed)

Item/s:

I have attached a photograph of the items; or

I have completed the diagram below

Sketch of the rented premises showing the room and wall where the item will be fixed



SERVICE INFORMATION FOR TENANTS

If the matter goes to Court you will have to produce evidence of service. Service may be effected by various means, for example:

- by personal delivery (you may seek the assistance of a bailiff from the Magistrates Court or other process server);
- by post (normal post not registered post); or
- by email

You can deliver the notice to the lessor (landlord), the lessor's property manager, the person or organisation that receives your rent or any person apparently over the age of 16 years living at the lessor's home.

Service may be on any one lessor if there is more than one.

For full details about the service of notices see section 85 of the *Residential Tenancies Act 1987*.

For further information about tenancy rights and obligations, refer to the *Residential Tenancies Act 1987* or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 30 40 54 or www.demirs.wa.gov.au/renting.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Energy, Mines, Industry Regulation and Safety (1300 30 40 54) for assistance.