

## **UTILITIES: landlord has to pay if not separately metered**

If a tenant's premises do not have separate meters for water, electricity or gas, the landlord has to pay all the water, gas or electricity bills. This does not apply to Housing NSW or social housing providers who may have different arrangements.

This obligation is set out in sections 38, 39 & 40 of the Residential Tenancies Act 2010. It applies even if there are meters for a particular utility but they are not used exclusively by the tenant. For example, some properties may have gas or electricity that is also used by the landlord or neighbours.

In these cases, payment of the utility bill is the landlord's responsibility.

Tenants in these circumstances should contact EATS for advice about being reimbursed for money they may have paid out. If you are considering such a claim, you will need copies of all your utilities bills and evidence showing that the premises are not separately or correctly metered, such as a report from a licensed electrician, plumber or a building maintenance company.

All rates, such as water or sewerage rates, are paid by the landlord.