

Eviction

Property address: 34A Regent Street, Mt Pleasant

A previous client was managing this property themselves. The tenant they had chosen had become obstructionist and refused to deal with them - they were also behind on rent.

Bourkes took over the management and the timing coincided with COVID-19 quarantine conditions being initiated in Western Australia. The tenant refused entry to the property and paid rent at a lower figure than previously agreed.

Bourkes had to attend 2 conciliation meetings with the tenant and DMIRS (Government Agency overseeing tenancy agreements). On both occasions the tenant agreed to 'change their ways', only to immediately refuse to deal with us after the meetings.

We had to wait until after the quarantine period, apply for vacant possession (as soon as state regulations were lifted) and to finally evict the tenant.

The owner got their rent back paid and was much relieved that the source of stress had been removed, in an already stressful situation. We relet the property within 7 days to good tenants.

Eviction

Property address: 3/89 Thelma Street, Como

Bourkes sold a property where it was ordered by the Family Court. The resident tenant had refused to talk, meet or even prove what rent they had paid.

We took over the management contract before settlement and started a campaign to evict the unruly tenant, after finding out that they had also been dealing drugs from the property.

The Court process is long and lengthy, and attention to legal agreements need to be 100% accurate. The notices were served and the tenants still refused to leave the property. We arranged for police and a locksmith to be present. The tenants then left the property and a time was arranged for them to vacate their belongings. Thankfully, throughout this process, the owner had sufficient landlord insurance.

The property was later refurbished and sold, allowing the owner to adhere to their Family Court arrangements.

