

# Damp, Condensation & Mould

## What causes damp and mould?

Condensation can be caused by cooking, washing or drying clothes, lack of ventilation or limited air circulation. Condensation ends up on ceilings, walls and behind free-standing furniture. When it comes into contact with cold surfaces, such as mirrors, walls, wall tiles and windows, it condenses and forms water droplets. If the surfaces are not dried and aired regularly, mould growth can occur.

## Why is this a problem?

Mould and damp can affect health as well as cause plaster and timber to rot.

## What can you do about damp, condensation and mould?

- open windows or use an extractor fan when you are:
  - cooking
  - using the shower or bath
  - using a clothes dryer
- wipe condensation off ceilings, walls and windows
- hang washing outside to dry
- keep your home warm
- clean up leaks or spills straight away
- allow some space between your furniture and the wall so that air can flow – this is particularly important with wardrobes
- try not to stack items against outside walls, especially walls that don't get a lot of sun.

## Who is responsible for managing mould?

Tenants should try and get rid of mould themselves, using reasonable methods, such as:

- properly ventilating the property
- heating the property, and
- cleaning mould off as it appears. (Consumer Building & Occupational Services)

The longer you leave mould, the worse it becomes, so get rid of it as soon as you can. There are some inexpensive products available in the supermarket or hardware store you can use to kill mould. They also sell moisture absorbers to reduce the risk of mould forming. They soak up any extra moisture in the room. While they won't get rid of the mould, they can help to prevent the problem

If mould is persistent and the tenant has made reasonable efforts which are not working, they should notify Centacare Evolve Housing. We will then arrange a response.

If it becomes evident that the cause of the mould relates to tenancy issues (e.g. poor use of ventilation or poor property cleanliness), or if reasonable preventative steps have not been taken, Centacare Evolve Housing will pass the cost of treatment to the tenant for payment or tenant charge (debt).

## Where to find out more

You can visit <https://cbos.tas.gov.au/topics/housing/renting/rental-maintenance-repairs-changes/repairs-obligations> to find out more.

## More information

If you would like further information about your responsibilities as a Centacare Evolve Housing tenant please refer to your Lease or contact us.