



# Damp & Mould Fact Sheet

## What causes damp and mould?

Condensation is created by many things, like cooking, drying clothes, and even breathing. A lack of ventilation or limited air circulation caused condensation to collect on ceilings, walls, windows and behind furniture. When it comes into contact with cold surfaces, condensation forms water droplets. If the surfaces are not dried and aired regularly, damp and mould 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?

There are several important ways to reduce the risk of damp 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,
- have space between your furniture and the wall so that air can flow – this is particularly important with wardrobes,
- don't stack items against the 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 products available in the supermarket or hardware store that help to control damp and mould (e.g. moisture absorbers and cleaning products).

If mould is persistent and you have taken reasonable action to address it, you must notify Loreto Community Housing by contacting our Maintenance team (by phone, email, web form, or in person). We will arrange someone to come and assess the issue and take further action.

If it becomes evident that the cause of the mould relates to a tenancy issue (e.g. lack of ventilation or poor property cleanliness), or if reasonable preventative steps have not been taken, Loreto Community Housing may charge you for the cost of the treatment or damage.

## 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.