

There should be a specific option for payment of rent by automatic bank transfer where the tenant pays any bank costs.

The payment period could be the tenant's wages payment period, and should happen on pay day.

We have found that we have few problems with payment of rent when it happens automatically. This is easier for tenants, as they do not have to do anything, and is easier for landlords to track payments.

When manual payments are in place, we have found that some tenants do not pay anything if they are short; they do not even pay what they can!

We have had tenants who do not pay on time, and payments "drift" (e.g. Monday, then Wednesday next week, then Friday) so they soon miss a payment.

In summary, some tenants do not see payment of the rent as a priority.

The current law says that payments have to be free. We try to get around this by offering cheaper rent (e.g. \$5) for paying automatically. All tenants take this option, but most will not arrange it with their bank.

Finally, we have had a full range of tenants, many of them nice people who cause no problems.