



AUSTRALIAN AUTOMOTIVE  
AFTERMARKET ASSOCIATION

# New Regulations for Victorian Commercial Tenancies During COVID

*As at 14 October 2020*

New regulations introduce proportional rent relief for commercial tenants and give powers for rent relief orders to be made when landlords refuse to negotiate in good faith with tenants suffering losses due to the pandemic. The regulations allowing for the extension of the Commercial Tenancy Relief Scheme came into effect 29 September. They ensure rent increases as well as evictions for commercial tenants where rent relief has been sought will continue to be banned **until the extended date of 1 December 2020**. A free mediation service through the Victorian Small Business Commission (VSBC) will also be available until the end of the year to assist tenants and landlords in resolving rent relief disputes caused by the effects of coronavirus.

The Victorian Small Business Commission (VSBC) expects that tenants and landlords will continue to negotiate rent relief between themselves and, if requested, attend mediation with the VSBC under the Scheme. Landlords and tenants must follow the process for the amended Scheme, which includes written requests to the landlord as soon as possible, and accompanied by certain statements of evidence and eligibility requirements. For more information on the process click [HERE](#).

Note: The importance is to communicate early if you are having trouble paying rent. Tenants are only entitled to rent relief from the date they write to your landlord.

For more information on the scheme and the extension click [HERE](#).