

Professional Vacate Cleaning Is Not a Legal Requirement In Perth Under WA Tenancy Law, Urgent Pro Clarifies

Urgent Pro clarifies a common myth: professional vacate cleaning is not a legal requirement in WA. The real standard is a "reasonable state of cleanliness."

PERTH, WA, AUSTRALIA, September 22, 2026 /EINPresswire.com/ -- [Urgent Pro](#)

has released more information on what Perth tenants need to know about vacating a rental property. The Residential Tenancies Act 1987 (WA) states that a tenant must clean the property to a "reasonable state of cleanliness" before vacating. The Act

does not stipulate a professional vacate clean. In the absence of a legal definition of "reasonable state of cleanliness," it is understandable why tenants may think a vacate clean is required. The gap in cleanliness, as assessed by a property manager, is the basis for most bond dispute cases.

The Residential Tenancies Act 1987 (WA) does not name or define a "vacate clean" or "bond clean" product. Whether a reasonable standard of cleanliness has been achieved is a judgement made by the property manager and, if the tenant disputes that judgement, by the Commissioner for Consumer Protection.

Tenants must be aware of their legal obligations when vacating a rental property. The explainer published by Urgent Pro provides more detail on these obligations.

The article, [is vacate cleaning mandatory legally in perth](#), describes the conditions under which it is lawfully necessary to engage a professional cleaning service. These are: if the property was professionally cleaned at the start of the tenancy, if a lease clause requires flea treatment or professional pest control because a pet lived at the property, or if a particular cleaning standard was agreed as a specific term in the lease. Outside these situations, a tenant who cleans the property to a genuinely reasonable standard has met their legal obligation.



A tenant couple walk through their rental with a property manager ahead of the final inspection.

The article also describes what happens when a property manager disputes a tenant's assessment of the cleaning standard. It details a change to process that took effect in March 2026, when responsibility for deciding bond disputes moved to the Commissioner for Consumer Protection. Either party can appeal the Commissioner's decision to the Magistrates Court within seven days.

"Each year, property managers in Perth undertake hundreds of vacate cleans, and tenants are only required to undertake one," said Ron Shrestha, Director of Urgent Pro. "Tenants are often in the dark about their rights and obligations. They end up either spending money on services they don't need, or they don't adequately clean the property when they leave. We believe tenants ought to be able to identify their legal obligations and then, if they wish, obtain assistance to help them meet that obligation."

Urgent Pro is an online booking platform for vacate cleaning in the Perth region. It connects tenants with verified independent providers and takes responsibility for the service standard and warranty on every job.

About Urgent Pro

Urgent Pro provides customers with a fast and simple way to book a range of cleaning, trade and removal services across Perth, Melbourne, Sydney, Brisbane and the Gold Coast. Services booked through Urgent Pro include vacate and bond cleaning, end of lease cleaning, house cleaning, carpet cleaning, house and office removals, rubbish removal, lawn mowing and handyman services. Urgent Pro acts only as a booking agent and does not provide cleaning or trade services itself. Providers on the Urgent Pro platform carry out their cleaning and trade work under their own ABN, and Urgent Pro collects payment for the services as the providers' authorised agent.

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