

Notice of intention to leave – Rooming accommodation (Form R13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 379-381)

COVID-19 Emergency Response Act 2020 (Section 24)

Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020 (Section 76)*



1 Address of the rental property

Room no.	
	Postcode

2 Notice issued by

1. Full name/s		
Forwarding address		Signature
	Postcode	
Phone	Email	Date

2. Full name/s		
Forwarding address		Signature
	Postcode	
Phone	Email	Date

3 Notice issued to Manager/provider Agent

4 Notice issued (See overleaf for grounds/reasons)

- without grounds
 with grounds (provide details)

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If you are leaving due to domestic and family violence, please complete a [Domestic and Family Violence Notice ending residency](#).

5 Notice issued on

Day	Date	Method of issue (e.g. email, post, in person)
<input type="text"/>	<input type="text"/>	<input type="text"/>

6 Date agreement ends (if applicable)

<input type="text"/>

7 Resident/s leaving

Day	Date	Time		OR	Immediately
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/> am <input type="checkbox"/> pm		<input type="checkbox"/>

(Minimum notice periods apply – see overleaf)

Do not send to the RTA—give this form to the manager/provider and keep a copy for your records.

Note: this form can only be used until 31 December 2020 as stated in section 3 of the Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020.

*As amended by Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Amendment Regulation 2020.



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The resident/s give this notice to the manager/provider when the resident/s want to end the accommodation agreement and vacate the premises by a certain date.

There may be a number of grounds (reasons) for giving the notice. If the manager/provider disputes these reasons, they should try to resolve the matter with the residents first. If agreement cannot be reached, the RTA's dispute resolution service may be able to assist – visit rta.qld.gov.au or phone 1300 366 311.

A resident must give at least 7 days notice to end the agreement. If the resident is leaving because of an unremedied breach, this notice can only be given after the 5-day remedy period has expired. The residency ends on the end date of the agreement or the end date of the notice period (whichever is longer).

If you are on a fixed-term agreement and the manager/provider has not rectified a breach notice you previously issued, giving this notice does not guarantee you will be released from your agreement. You may need to take further steps to end your tenancy through Queensland Civil and Administrative Tribunal (QCAT).

When serving notices by post, the sender must allow time for the mail to arrive when working out when a notice period ends.

Minimum notice periods

COVID-19 arrangements update for residential tenancies: From 30 September 2020, a resident can no longer issue a *Notice of intention to leave* after moving into the property to find that it is not in good repair. Notices issued for this reason on or before 29 September 2020 are still effective.

Residents experiencing domestic and family violence can continue to end their interest in a tenancy quickly and safely until the end of the COVID-19 emergency period (until 31 December 2020) by completing a [Domestic and Family Violence Notice ending residency](#).

From 30 September 2020, normal processes and grounds apply to ending agreements for reasons not related to COVID-19, except where outlined in the below tables.

Grounds (reasons)	Rooming accommodation
A person escaping domestic and family violence (available to 31 December 2020)	7 days, but can leave immediately
Without grounds*	7 days
Unremedied breach	7 days
Property destroyed or made completely or partly unfit to live in	Immediately (notice must be given within 1 month of the event)

*Parties can agree to end earlier but it must be agreed in writing.

Grounds for which this notice may not be used

Repeated breaches by provider/manager	By QCAT order
Excessive hardship	By QCAT order