

Abandonment termination notice (Form 15)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 355)



The lessor/agent should use this notice when they believe on reasonable grounds the property has been abandoned. This notice should be served to the tenant in the usual way such as by mail or hand delivered to the premises. A notice can only be sent via email when the tenant has agreed to receive electronic notifications in the rental agreement.

Warning

The lessor/agent must not enter the property to take possession unless in accordance with the *Residential Tenancies and Rooming Accommodation Act 2008* (the Act).

Goods and documents left behind must be returned or disposed of in accordance with the Act.

Penalties may apply for non-compliance.

Disputing this notice

The tenant has 7 days from the date the notice is issued to apply to the Queensland Civil and Administrative Tribunal (QCAT) to dispute the notice.

The tenant has 28 days from the date the notice is issued to apply to QCAT for compensation.

If the tenant does not dispute the notice by applying to QCAT under section 356 of the Act within 7 days, the tenant is taken to have abandoned the property (Item 5).

Bond refunds

The RTA cannot accept a *Refund of rental bond* (Form 4) until the date nominated in item 5.

The RTA is unable to pay a rental bond if the lessor/agent has issued this notice and the agreement has not ended.

1 Address of the rental property

	Postcode

2 Notice issued by

Lessor Agent

Full name/trading name	
Postal address	Postcode
Phone	Email

3 Notice issued to

Full name/s

1.
2.
3.

4 Notice issued on

Day Date Method of issue (e.g. by post, in person)

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5 If the tenant does not dispute this notice within 7 days of the date it was issued, the tenant is taken to have abandoned the property and the lessor/agent will be entitled to vacant possession from midnight on

Day	Date

6 Signature of the lessor/agent

Print name	Signature	Date

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

