

Abandonment termination notice (Form 15)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 355)



The property manager/owner 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 where the tenant has agreed to receive electronic notifications in the rental agreement.

Warning

The property manager/owner 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 property manager/owner has issued this notice and the agreement has not ended.

1 Address of the rental property

		Postcode

2 Notice issued by

Property manager Property owner

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)

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 property manager/owner will be entitled to vacant possession from midnight on

Day Date

6 Signature of the property manager/owner

Print name Signature Date

Other languages: You can access a [free interpreter service](#) by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).

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

