

Notice to remedy breach – Rooming accommodation (Form R11)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 368 and 378)

1 Address of the rental premises

Room no.	
	Postcode

2 Notice issued by Agent Manager/provider Resident/s

Full name/trading name	Phone
1.	
2.	

3 Notice issued to Agent Manager/provider Resident/s

Full name/trading name
1.
2.

4 Details of the breach

5 Notice issued on

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

6 The breach must be remedied by

Day	Date	Time	
<input type="text"/>	<input type="text"/>	<input type="text"/> am <input type="text"/> pm	(There are minimum notice periods that apply, see overleaf)

7 Signature/s of the person/people issuing the notice

Print name/s	Signature/s	Date
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>

Do not send to the RTA—give this form to the person/people you believe are in breach,
keep a copy for your records.



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If resident/s, agent or a manager/provider receives this notice, the other person is letting them know there is a problem which must be fixed within a specific timeframe.

Failure to fix the problem by the due date could result in the other person ending the accommodation agreement early.

Schedule of timeframes

Reasons		Timeframe
Unpaid rent	Where resident has been renting for <u>less</u> than 28 days. This notice can be given as soon as rent become due.	2 days
Unpaid rent	Where resident has been renting for <u>more</u> than 28 days. This notice can be given when rent has been unpaid for at least 2 days.	4 days
General breach	A reason other than unpaid rent.	5 days