

Rental bonds – Rooming accommodation

The *Residential Tenancies and Rooming Accommodation Act 2008* (the Act) provides rules for collecting rental bonds in rooming accommodation, such as boarding houses, hostels, and on and off-campus student accommodation in Queensland.

Rental bond

A rental bond is money paid by the resident to the provider/agent at the start of the [Rooming accommodation agreement](#) (Form R18), as financial security in case the resident breaches the terms of their agreement. A key deposit is considered a rental bond.

It is not compulsory to charge a rental bond. Where a rental bond is charged, the provider/agent must lodge it with the Residential Tenancies Authority (RTA) within 10 days of receipt. If the provider/agent receives the rental bond by instalments, different rules apply.

All initial rental bond payments to the RTA must be made with a completed [Bond lodgement](#) (Form 2).

If the weekly rent is \$500 or less, then no more than four weeks rent can be charged or accepted as a rental bond. There is no bond limit where the weekly rent is more than \$500. If a rental bond is charged, a [Condition report – Rooming accommodation](#) (Form R1) must also be completed.

Rental bond instalments

A provider/agent may receive a rental bond in part payments, or instalments. Once all instalments have been received, the provider/agent must lodge the rental bond with the RTA within 10 days.

If the agreement is ended before all of the rental bond instalments are received, the provider/agent must lodge the instalments received with the RTA within 10 days of the agreement ending.

If the agreement has not ended and the provider/agent has still not received the final instalment three months after receiving the first rental bond instalment, the provider/agent must lodge the instalments received with the RTA within 10 days. Any subsequent instalments received must be lodged with the RTA within 10 days of being received.

How is bond money refunded?

See over the page for a chart outlining how the RTA deals with bond refunds.

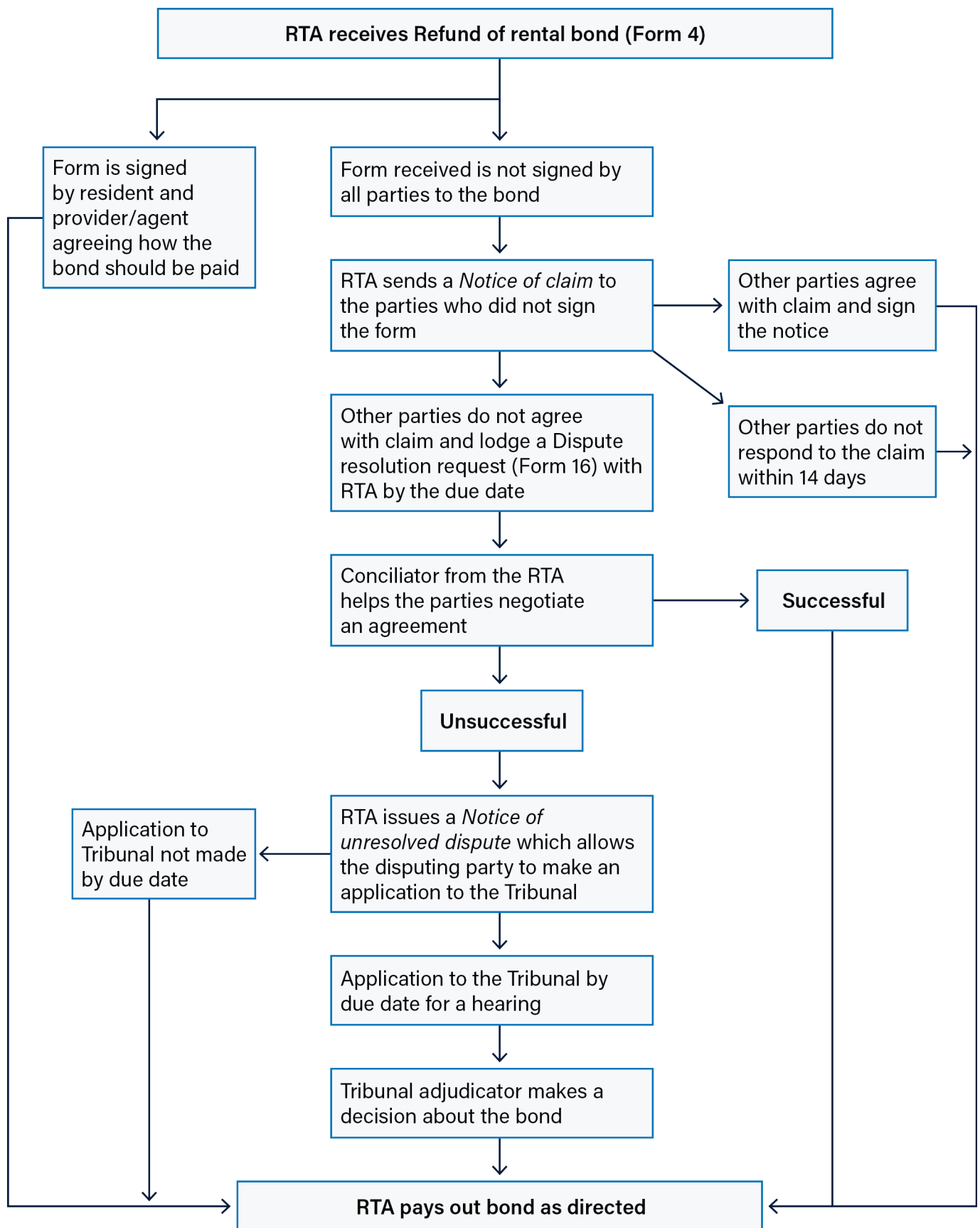
Dealing with bond disputes

Disagreements may arise between residents and providers/agents about rental bonds.

Residents and providers/agents can usually resolve their disputes by talking to each other and finding out about their rights and responsibilities under the Act. If this does not work, the RTA's [dispute resolution service](#) may be able to help. If the resident and the provider/agent still cannot agree after dispute resolution, an application may be made to the [Queensland Civil and Administrative Tribunal](#) (QCAT) for a decision.

What happens if an application to the QCAT for a hearing about a bond dispute is withdrawn or dismissed?

The RTA will release a bond according to the original bond refund request if the QCAT dismisses a bond dispute hearing or the application is withdrawn.

How the RTA deals with paper **Refund of rental bond (form 4)**

Accessing RTA forms

The RTA's forms can be obtained electronically or in person via:

- rta.qld.gov.au
- 1300 366 311 (Mon – Fri: 8.30am – 5.00pm)
- Level 11, Midtown Centre, 150 Mary Street, Brisbane



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).

Further information

For more information contact the Residential Tenancies Authority.



rta.qld.gov.au



1300 366 311



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Disclaimer:

This fact sheet is prepared for information only. The Residential Tenancies and Rooming Accommodation Act 2008 is the primary source on the law and takes precedence over this information should there be any inconsistency between the Act and this fact sheet.

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