

# 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)

## 6 The breach must be remedied by

Day	Date	Time	
		<input type="checkbox"/> am <input type="checkbox"/> 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.		
2.		

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