

Notice of intention to leave – Rooming accommodation (Form R13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 379-381)

COVID-19 Emergency Response Act 2020 (Section 24)

Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020 (Section 76)



1 Address of the rental property

Room no.	
	Postcode

2 Notice issued by

1. Full name/s		
Forwarding address		Signature
	Postcode	
Phone	Email	Date

2. Full name/s		
Forwarding address		Signature
	Postcode	
Phone	Email	Date

3 Notice issued to Manager/provider Agent

4 Notice issued (See overleaf for new and amended grounds for the COVID-19 emergency period)

- without grounds
 with grounds (provide details)

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If you are leaving due to domestic and family violence, please complete a *Domestic and Family Violence Notice ending residency*.

5 Notice issued on

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

6 Date agreement ends (if applicable)

<input type="text"/>

7 Resident/s leaving

Day	Date	Time		OR	Immediately
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/> am <input type="checkbox"/> pm		<input type="checkbox"/>

(Minimum notice periods apply – see overleaf)

Do not send to the RTA—give this form to the manager/provider and keep a copy for your records.

Note: this form can only be used until 31 December 2020 as stated in section 3 of the Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020.



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This form is given to the manager/provider or agent when the resident/s want to end the accommodation agreement and leave by a certain date.

A fixed term agreement can be ended without grounds or if:

- the resident/s has issued the manager/provider or agent with a *Notice to remedy breach* (Form R11) AND the manager/provider or agent has not fixed the problem by the due date (on the Form R11)
- the resident/s must then give at least 7 days notice before ending the agreement

For a periodic agreement, the resident/s must give at least 7 days notice to end the agreement.

If the rental property has been destroyed, or made completely or partly unfit to live in, the resident/s can end the accommodation agreement immediately – within one month of the event.

The manager/provider or agent should talk to the resident/s if they do not agree with this notice. If agreement cannot be reached, the RTA's dispute resolution service may be able to assist – visit rta.qld.gov.au or phone 1300 366 311.

When serving notices by post, the sender must allow time for the mail to arrive when working out when a notice period ends.

Minimum notice periods

See list of existing, new and amended grounds for the COVID-19 emergency period below.

With grounds

Grounds	Minimum notice	Existing or new ground
The rental property is not in good repair, is unfit to live in AND this notice is provided within the first 7 days of the resident occupying the premises.	The day it is given	New*
Failure to remedy breach	7 days	Existing
Property destroyed or made completely or partly unfit to live in	Immediately	Existing

* This ground is only applicable until 31 December 2020 as stated in section 3 of the Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020.

Without grounds

A resident must give at least 7 days' notice, unless the rooming accommodation manager/provider or agent has breached the agreement. The residency ends on the end date of the agreement or the end date of the notice period (whichever is longer).

Type of agreement	Minimum notice	Existing or new ground
Periodic agreement	7 days	Existing
Fixed term agreement	7 days	Existing