

Show cause notice for rent arrears – Rooming Accommodation

COVID-19 Emergency Response Act 2020 (Section 24)

Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020 (Section 49)



1 Address of the rental property

Room no.		Postcode
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2 Notice issued by Manager/Provider Agent

Full name/trading name	
Email	Phone

3 Notice issued to

1. Full name/s	
Email	Phone
2. Full name/s	
Email	Phone

4 Current rent

Rent \$ per week fortnight month

5 Current rent arrears

Date rent was paid to Number of days rent is overdue Amount of rent owing on the date this notice was issued* \$ * any new rent due must be paid on time

Note: If rent arrears are a result of excessive hardship caused by the COVID-19 emergency, residents must provide evidence (see section 9). If rent arrears are not related to the COVID-19 emergency, please use the *Notice to remedy breach* (Form R11) and follow the normal process.

6 Notice issued on

Day Date Method of issue (e.g. email, post, in person)

7 Due date to respond to this show cause notice

(Note: This must be 14 days from the date of issuing this notice)

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

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

9 Next Steps for residents

This notice has been issued due to rent arrears.

- For rent arrears resulting from excessive hardship caused by the COVID-19 emergency:
 - you must respond to this notice with supporting evidence within 14 days (by date outlined in section 7), and
 - you are encouraged to first negotiate and self-resolve with the other parties. Shared decisions and agreed timeframes for any temporary COVID-19 emergency related rooming accommodation arrangements can be documented using the RTA's rooming accommodation tenancy variation agreement form ([18e](#)).
- For rent arrears not related to the COVID-19 emergency:
 - you must pay the rent arrears for the amount owed in section 5 within 14 days, and
 - you must continue to pay rent when due as stated in your rooming accommodation agreement.

The RTA recommends contacting the person issuing this notice to discuss your situation. Both parties should make all efforts to discuss the options available and attempt to self-resolve. Read our top tips for effective conversations and resolving tenancy issues [here](#).

If you do not take action to rectify this situation, the normal breach process may be followed.

Should the residents/s or the manager/provider, agent breach the rooming accommodation agreement and it is unrelated to rent arrears due to the COVID-19 emergency, they can follow the normal breach process by using *Notice to remedy breach* (Form R11).

If an agreement cannot be reached via self-resolution, the RTA's dispute resolution service can assist. Visit rta.qld.gov.au or call us on 1300 366 311.

Do not send this form to the RTA. Give this form to the person/s requiring to show cause for rent arrears due to the COVID-19 emergency. 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.

