

# Notice of intention to leave (Form 13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 302–308, 324A, 327 and Schedule 1, Part 2)



## 1 Address of the rental property

|  |  |          |  |
|--|--|----------|--|
|  |  | Postcode |  |
|--|--|----------|--|

## 2 Notice issued by

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

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

|                    |  |  |          |  |           |      |  |
|--------------------|--|--|----------|--|-----------|------|--|
| 3. Full name/s     |  |  |          |  |           |      |  |
| Forwarding address |  |  |          |  | Signature |      |  |
|                    |  |  | Postcode |  |           |      |  |
| Phone              |  |  | Mobile   |  |           | Date |  |
| Email              |  |  |          |  |           |      |  |

## 3 Notice issued to Property owner Property manager

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

## 4 Notice issued

- |  |   |
|--|---|
| <input type="checkbox"/> Without grounds                     | <input type="checkbox"/> Intention to sell                              |
| <input type="checkbox"/> Unremedied breach                   | <input type="checkbox"/> Condition of premises                          |
| <input type="checkbox"/> Non-compliance with Tribunal order  | <input type="checkbox"/> Ending of entitlement to student accommodation |
| <input type="checkbox"/> Failure to comply with repair order | <input type="checkbox"/> Death of sole-tenant                           |
| <input type="checkbox"/> Non-liveability                     | <input type="checkbox"/> Death of co-tenant                             |
| <input type="checkbox"/> Compulsory acquisition              |   |

If you are vacating the rental premises because you are experiencing domestic and family violence, you must complete a [Notice ending tenancy interest \(domestic and family violence\)](#) (Form 20) and provide it to the property owner/manager with relevant evidence.

## 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 I/We intend to vacate the property by midnight on

Date  (minimum notice periods apply – see overleaf)

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



# Notice of intention to leave (Form 13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 302–308, 324A, 327 and Schedule 1, Part 2)



The tenant/s give this notice to the property owner/manager when the tenant/s want to vacate the premises by a certain date.

There may be a number of grounds (reasons) for giving the notice. If the property owner/manager disputes these reasons, they should try to resolve the matter with the tenants first. If agreement cannot be reached, the RTA's dispute resolution service may be able to assist – visit [rta.qld.gov.au](http://rta.qld.gov.au) or phone 1300 366 311.

If tenants are leaving because of an unremedied breach, this notice can only be given after the 7 day remedy period has expired.

If the tenant/s are giving this notice because of an unremedied breach by the owner or manager, please note that this notice does not guarantee that you will be released from the tenancy agreement. You may apply for termination of your lease through the Queensland Civil and Administrative Tribunal (QCAT) under section 309 of the *Residential Tenancies and Rooming Accommodation Act 2008*.

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

## Minimum notice periods

| Grounds (reasons)   | General tenancy   | Moveable dwellings (long-term agreement)  | Moveable dwellings (short-term agreement) |
|---|---|---|---|
| A tenant experiencing domestic and family violence<br><br><b>Note:</b> Please complete a <a href="#">Notice ending tenancy interest (domestic and family violence)</a> (Form 20) and provide it to the property owner/manager with relevant evidence. | 7 days, but can vacate immediately  | 7 days, but can vacate immediately  | 7 days, but can vacate immediately        |
| Without grounds (parties can agree on an earlier date in writing)   | Periodic – 14 days<br>Fixed term – the later of 14 days or the day the agreement ends | Periodic – 14 days<br>Fixed term – later of 14 days or the day the agreement ends | 1 day                                     |
| Unremedied breach   | 7 days  | 2 days  | 1 day                                     |
| Non-compliance (Tribunal order)   | 7 days  | 7 days  | 1 day                                     |
| Failure to comply with repair order   | 14 days   | 14 days   | The day it is given                       |
| Non-liveability   | The day it is given   | The day it is given   | The day it is given                       |
| Compulsory acquisition  | 14 days   | 14 days   | 1 day                                     |
| Intention to sell   | 14 days <sup>^</sup>  | 14 days   | 1 day                                     |
| Condition of premises   | 14 days   | 14 days   | n/a                                       |
| Death of sole tenant  | 14 days   | 14 days   | n/a                                       |
| Death of co-tenant  | 14 days   | 7 days  | n/a                                       |
| Ending of student entitlement   | 1 month   | n/a   | n/a                                       |

<sup>^</sup> If tenant/s are not notified of intention of sale within 2 months of starting the agreement.

## Grounds for which this notice may not be used

|                                      |               |               |               |
|--------------------------------------|---------------|---------------|---------------|
| Excessive hardship                   | By QCAT order | By QCAT order | By QCAT order |
| Damage                               | By QCAT order | By QCAT order | By QCAT order |
| Injury                               | By QCAT order | By QCAT order | By QCAT order |
| Objectionable behavior               | By QCAT order | By QCAT order | By QCAT order |
| Incompatibility                      | By QCAT order | By QCAT order | By QCAT order |
| Repeated breaches by lessor/provider | By QCAT order | By QCAT order | By QCAT order |
| Misrepresentation                    | By QCAT order | By QCAT order | By QCAT order |