Notice of intention to leave (Form 13)

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

rta residential tenancies authority

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

- ☐ Without grounds
- ☐ Unremedied breach
- ☐ Non-compliance with tribunal order
- ☐ Failure to comply with repair order
- ☐ Non-liveability
- ☐ Compulsory acquisition
- ☐ Property owner is intending to sell
- ☐ Ending of entitlement to student accommodation
- ☐ Death of sole-tenant
- ☐ Death of co-tenant
- ☐ End of short tenancy (moveable dwelling)
- ☐ Condition of premises (including minimum housing standards) within first 7 days of occupying the property

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)
	/ /	

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

Date / / (minimum notice periods apply - see overleaf)

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

CC BY

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

As the tenant/s, you give this notice to the property owner/manager when wanting to vacate the premises by a certain date.

There may be several grounds (reasons) for giving the notice. If the property owner/manager disputes these reasons, they should try to resolve the matter with you first. If agreement cannot be reached, the RTA's dispute resolution service may be able to help - visit rta.qld.gov.au or phone 1300 366 311.

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

If you 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, you must allow time for the mail to arrive when working out notice periods.

Limits apply to entry frequency after a Notice of intention to leave (Form 13) is issued.

Minimum notice periods

Note: When you calculate dates for notices, where the notice period is in days, weeks or months, you must not count the day the notice is given. If the time period allowed under the legislation for a party to do anything ends on a weekend or public holiday, then the end of the time period will be on the next business day.

Grounds (reasons)	General tenancy	Moveable dwellings (long-term agreement)	Moveable dwellings (short-term agreement)
A tenant experiencing domestic and family violence Note: Please complete a Notice ending tenancy interest (domestic and family violence) (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 Fixed term – the later of 14 days or the day the agreement ends	Periodic - 14 days 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
Property owner is intending to sell	14 days^	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

^ If you are not notified of the property owner's intention to sell 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 property owner/manager or provider	By QCAT order	By QCAT order	By QCAT order
Misrepresentation	By QCAT order	By QCAT order	By QCAT order

Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5pm).