

Notice of intention to leave (Form 13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 302–308, 327 and 331–332)



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

| |
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| |
| |

4 Notice issued (See overleaf for grounds/reasons)

- without grounds
 with grounds (provide details)

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| |
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If you are leaving due to domestic and family violence, please complete a [Domestic and Family Violence Notice ending tenancy](#) and a [Domestic and Family Violence Report](#).

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

| | |
|----------------------|---|
| <input type="text"/> | (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.

Note: this form can only be used until 30 September 2021.



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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 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

Tenants experiencing domestic and family violence can continue to end their interest in a tenancy quickly and safely until the end of the COVID-19 emergency period (until 30 September 2021) by completing a [Domestic and Family Violence Notice ending tenancy](#) and a [Domestic and Family Violence Report](#).

| Grounds (reasons) | General tenancy | Moveable dwellings (long-term agreement) | Moveable dwellings (short-term agreement) |
|--|---|---|---|
| A person escaping domestic and family violence (available to 30 September 2021) Note: Please complete a <i>Domestic and Family Violence Notice ending tenancy</i> and a <i>Domestic and Family Violence Report</i> | 7 days, but can leave immediately | 7 days, but can leave immediately | n/a |
| Without grounds* | Periodic – 2 weeks 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 | n/a |
| Non-compliance with QCAT order | 7 days | 7 days | 1 day |
| Non-liveability | The day it is given | The day it is given | The day it is given |
| Compulsory acquisition | 2 weeks | 2 weeks | 1 day |
| Intention to sell | 2 weeks (subject to criteria [^]) | 2 weeks | 1 day |

* Parties can agree to end earlier but it must be agreed in writing.

[^] Criteria apply 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 |
| Objectional 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 |