

Notice to leave (Form 12)

Residential Tenancies and Rooming Accommodation Act 2008
(Sections 277, 281–291, 317, 326 and 330)

Name/s and address of the tenant/s

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

1 Address of the rental property (if different from above)

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

2 Notice issued by Lessor Agent

Full name/trading name

Phone

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

3 Notice issued to

Full name/s

| |
|----|
| 1. |
| 2. |
| 3. |

4 This notice issued

without grounds

with grounds (provide details)

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

5 Notice issued on

Day

Date

Method of issue (e.g. by post, in person)

6 Tenant/s must vacate the property by midnight on

Day

Date

(There are minimum notice periods that apply, see overleaf)

7 Signature of the lessor or agent issuing this notice

Print name

Signature

Date

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.



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The lessor/agent gives this notice to the tenant/s when they want them to vacate the property by a certain date.

Information about your rights and obligations as a tenant are contained in your tenancy agreement.

There may be a number of reasons (grounds) for giving the notice. If the tenant/s dispute these reasons, they should try to resolve the matter with the lessor/agent first. If agreement cannot be reached, the RTA's dispute resolution service may be able to assist.

If the tenant/s do not leave the property by the date nominated in item 6, the lessor/agent may apply directly to the Queensland Civil and Administrative Tribunal (QCAT) for a termination order without further notice to the tenant.

If the Tribunal makes a termination order it must also make an order for possession of the property in the lessor's favour.

Eviction of a tenant without an order for possession of the property contravenes the Act.

Schedule of timeframes

| Grounds | General tenancy | Moveable dwelling Long term | Moveable dwelling Short term |
|---|---------------------|--------------------------------|---|
| Unremedied breach—rent arrears | 7 days | 2 days | n/a |
| Unremedied breach—general | 14 days | 2 days | n/a |
| Non-compliance with tribunal order | 7 days | 7 days | 2 days |
| Non-compliance (moveable dwelling location) | n/a | 2 days | 2 days |
| Non-liveability | The day it is given | The day it is given | The day it is given |
| Compulsory acquisition | 2 months | 2 months | 2 days |
| Sale contract (periodic only) | 4 weeks | 4 weeks | 2 days |
| Voluntary park closure | n/a | 3 months | 2 days |
| Compulsory park closure | n/a | The day it is given | The day it is given |
| Employment termination | 4 weeks | 4 weeks | 2 days |
| Ending of accommodation assistance | 4 weeks | 4 weeks | 2 days |
| Ending of housing assistance | 1 month | 2 months | 2 days |
| Serious breach (public housing or community housing) | 7 days | n/a | n/a |
| Mortgagee in possession will depend on whether mortgagee has/hasn't consented to the tenancy | 2 months | 2 months | No exemption for moveable dwelling short term |
| Death of a sole tenant (parties can agree on an earlier date) | 2 weeks | 2 weeks | No exemption for moveable dwelling short term |
| Without grounds—periodic | 2 months | 2 months | 2 days |
| Without grounds—fixed <i>Note: Can only be ended before the end of the fixed term if both parties agree.</i> | 2 months | 2 months | 2 days |