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

Auton Global Trade Pty Ltd T/A Square Real Estate

4 Notice issued (See overleaf for grounds/reasons)

- ☐ Without grounds
- ☐ Unremedied breach
- ☐ Non-compliance with Tribunal order
- ☐ Failure to comply with repair order
- ☐ Non-liveability
- ☐ Compulsory acquisition
- ☐ Intention to sell
- ☐ Condition of premises
- ☐ Ending of entitlement to student accommodation
- ☐ Death of sole-tenant
- ☐ Death of co-tenant

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 to the RTA—give this form to the property owner/manager and keep a copy for your records.

CC BY

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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

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
Intention 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 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
Misrepresentation	By QCAT order	By QCAT order	By QCAT order