

Notice to leave – Rooming accommodation (Form R12)

Residential Tenancies and Rooming Accommodation Act 2008
(Sections 366, 369–372, 374 and 384)



1 Address of the rental property

Room no.	
	Postcode

2 Notice issued by Manager/provider Agent

Full name/trading name	Phone

3 Notice issued to

Full name/s

1.
2.
3.

4 Notice issued (See overleaf for grounds/reasons)

- without grounds
 with grounds (provide details below)

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5 Notice issued on

Day	Date	Method of issue (e.g. email, post, in person)

6 Resident/s must vacate the property by midnight on

Day	Date	(Minimum notice periods apply – see overleaf)

If you do not leave by this date, it may be lawful for the agent or manager/provider, and anyone helping them, to use necessary and reasonable force to remove you and your property from the residence, in the presence of a police officer.

7 Signature of the agent or manager/provider issuing this notice

Print name	Signature	Date



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The manager/provider or agent gives this notice to the resident/s when they want them to vacate the property by a certain date.

Information about residents' rights and obligations are included in the rooming accommodation agreement.

There may be one of several reasons (grounds) for giving the notice. If the resident/s dispute the reason given, they should try to resolve the matter with the agent or manager/provider 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 the resident has caused a serious breach, the agent or manager/provider can ask the resident, in writing, to leave immediately.

The manager/provider or agent may also apply directly to Queensland Civil and Administrative Tribunal (QCAT) for a termination and possession order if the resident does not leave by the date nominated in Item 6.

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

Minimum notice periods

From 30 September 2020, normal processes and grounds apply to ending agreements for reasons not related to COVID-19, except where outlined in the below tables. Learn more at rta.qld.gov.au/covid.

Grounds (reasons)	Rooming accommodation
Unremedied breach – rent arrears less than 28 days	Immediately
Unremedied breach – rent arrears 28 days or more	4 days
Unremedied breach – general	2 days
Compulsory acquisition	2 months
Employment termination or entitlement to occupy for employment ends	1 month
Mortgagee in possession	30 days
Serious breach	Immediately
Property destroyed or made completely or partly unfit to live in	Immediately (notice must be given within 1 month of the event)
Death of a sole resident (parties can agree on an earlier date)	7 days
Without grounds*	Periodic – 30 days Fixed-term – Later of 14 days or the day the agreement ends

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

Grounds for which this notice may not be used

Repeated breaches by resident	By QCAT order
Abandonment	7 days [^] or by QCAT order
Excessive hardship	By QCAT order

[^]An [Abandonment termination notice](#) is used when the property manager/provider or agent wants to end a rooming accommodation agreement because they believe the property has been abandoned.