

# Notice of intention to leave – Rooming accommodation (Form R13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 379–381, 384 and 387A)



## 1 Address of the rental property

|          |  |  |  |  |          |
|----------|--|--|--|--|----------|
| Room no. |  |  |  |  |          |
|          |  |  |  |  | Postcode |

## 2 Notice issued by

|                    |  |       |  |           |  |
|--------------------|--|-------|--|-----------|--|
| 1. Full name/s     |  |       |  |           |  |
| Forwarding address |  |       |  | Signature |  |
|                    |  |       |  | Postcode  |  |
| Phone              |  | Email |  | Date      |  |

|                    |  |       |  |           |  |
|--------------------|--|-------|--|-----------|--|
| 2. Full name/s     |  |       |  |           |  |
| Forwarding address |  |       |  | Signature |  |
|                    |  |       |  | Postcode  |  |
| Phone              |  | Email |  | Date      |  |

## 3 Notice issued to Manager/provider Agent

|  |
|--|
|  |
|  |

## 4 Notice issued

- |   |  |
|---|--|
| <input type="checkbox"/> Without grounds                                | <input type="checkbox"/> Death of sole resident  |
| <input type="checkbox"/> Unremedied breach                              | <input type="checkbox"/> Death of co-resident  |
| <input type="checkbox"/> Non-liveability                                | <input type="checkbox"/> Condition of premises (including minimum housing standards) within 7 days of the start of the tenancy |
| <input type="checkbox"/> Ending of entitlement to student accommodation |  |

If you are vacating the rental premises because you are experiencing domestic and family violence, you must complete a [Notice ending residency interest \(domestic and family violence\) \(Form R20\)](#) and provide it to the property manager/provider or agent with relevant evidence.

## 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 Date agreement ends (if applicable)

## 7 Resident/s leaving

|                      |                      |                      |   |    |                      |
|----------------------|----------------------|----------------------|---|----|----------------------|
| Day                  | Date                 | Time                 |   | OR | Immediately          |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="checkbox"/> am <input type="checkbox"/> pm |    | <input type="text"/> |

(minimum notice periods apply – see overleaf)

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



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As the resident/s you give this notice to the manager/provider when wanting to end the accommodation agreement and vacate the premises by a certain date.

There may be several grounds (reasons) for giving the notice. If the manager/provider 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](http://rta.qld.gov.au) or phone 1300 366 311.

You must give at least 7 days notice to end the agreement. If you are leaving because of an unremedied breach, this notice can only be given after the 5-day remedy period has expired. The residency ends on the end date of the agreement or the end date of the notice period (whichever is longer).

If you are on a fixed-term agreement and the manager/provider has not rectified a breach notice you previously issued, giving this notice does not guarantee you will be released from your agreement. You may need to take further steps to end your tenancy through Queensland Civil and Administrative Tribunal (QCAT).

When serving notices by post, you must allow time for the mail to arrive when working out when a notice period ends.

Limits apply to entry frequency after a Notice of intention to leave (Form R13) is issued. For more information visit our [Entry to the property webpage](#).

## 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)  | Rooming accommodation   |
|--|---|
| A resident experiencing domestic and family violence<br><b>Note:</b> Please complete a <a href="#">Notice ending residency interest (domestic and family violence) (Form R20)</a> and provide it to the property manager/provider or agent with relevant evidence. | 7 days, but can vacate immediately  |
| Without grounds (parties can agree on an earlier date in writing)  | Periodic – 7 days<br>Fixed Term – Later of 7 days or the day the agreement ends |
| Unremedied breach  | 7 days  |
| Non-liveability (property destroyed or made completely or partly unfit to live in)   | Immediately (notice must be given within 1 month of the event)                  |
| Condition of premises  | 2 days  |
| Death of sole resident   | 7 days  |
| Death of co-resident   | 7 days  |
| Ending of student entitlement  | 1 month   |

## Grounds for which this notice may not be used

|                                       |               |
|---------------------------------------|---------------|
| Repeated breaches by provider/manager | By QCAT order |
| Excessive hardship                    | By QCAT order |
| Misrepresentation                     | 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 5:00pm).