

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.



Notice to leave (Form 12)

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

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