

Notice of intention to leave (Form 13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 302–308, 327 and 331–332)



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

Tenants experiencing domestic and family violence can continue to end their interest in a tenancy quickly and safely until the end of the COVID-19 emergency period (until 30 September 2021) by completing a [Domestic and Family Violence Notice ending tenancy](#) and a [Domestic and Family Violence Report](#).

Grounds (reasons)	General tenancy	Moveable dwellings (long-term agreement)	Moveable dwellings (short-term agreement)
A person escaping domestic and family violence (available to 30 September 2021) <i>Note: Please complete a Domestic and Family Violence Notice ending tenancy and a Domestic and Family Violence Report</i>	7 days, but can leave immediately	7 days, but can leave immediately	n/a
Without grounds*	Periodic – 2 weeks 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	n/a
Non-compliance with QCAT order	7 days	7 days	1 day
Non-liveability	The day it is given	The day it is given	The day it is given
Compulsory acquisition	2 weeks	2 weeks	1 day
Intention to sell	2 weeks (subject to criteria [^])	2 weeks	1 day

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

[^] Criteria apply 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