

Notice of intention to leave (Form 13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 302–308, 324A, 327 and Schedule 1, Part 2)

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

| |
|--|
| |
|--|

4 Notice issued

- | | |
|--|--|
| <input type="checkbox"/> Without grounds | <input type="checkbox"/> Property owner is intending to sell |
| <input type="checkbox"/> Unremedied breach | <input type="checkbox"/> Ending of entitlement to student accommodation |
| <input type="checkbox"/> Non-compliance with tribunal order | <input type="checkbox"/> Death of sole tenant |
| <input type="checkbox"/> Failure to comply with repair order | <input type="checkbox"/> Death of co-tenant |
| <input type="checkbox"/> Non-liveability | <input type="checkbox"/> End of short tenancy (moveable dwelling) |
| <input type="checkbox"/> Compulsory acquisition | <input type="checkbox"/> Condition of premises (including minimum housing standards) within first 7 days of occupying the property |

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

Notice of intention to leave (Form 13)

Residential Tenancies and Rooming Accommodation Act 2008 (Sections 302–308, 324A, 327 and Schedule 1, Part 2)

As the tenant/s, you give this notice to the property owner/manager when wanting to vacate the premises by a certain date.

There may be several grounds (reasons) for giving the notice. If the property owner/manager 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 or phone 1300 366 311.

If you are leaving because of an unremedied breach, this notice can only be given after the 7-day remedy period has expired.

If you 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, you must allow time for the mail to arrive when working out notice periods.

Limits apply to entry frequency after a [Notice of intention to leave \(Form 13\)](#) is issued.

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) | 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 |
| Property owner is intending 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 you are not notified of property owner's intention to sell 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 |
| Objectionable behavior | By QCAT order | By QCAT order | By QCAT order |
| Incompatibility | By QCAT order | By QCAT order | By QCAT order |
| Repeated breaches by property owner/manager or provider | By QCAT order | By QCAT order | By QCAT order |
| Misrepresentation | By QCAT order | By QCAT order | 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).