



Australian Capital Territory

# **Residential Tenancies Act 1997**

**A1997-84**

**Republication No 17**

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Last amendment made by A2005-60  
(republication for commenced expiry)

Not all amendments are in force: see last endnote

Authorised by the ACT Parliamentary Counsel

## About this republication

### The republished law

This is a republication of the *Residential Tenancies Act 1997* (including any amendment made under the *Legislation Act 2001*, part 11.3 (Editorial changes)) as in force on 11 January 2006. It also includes any amendment, repeal or expiry affecting the republished law to 11 January 2006.

The legislation history and amendment history of the republished law are set out in endnotes 3 and 4.

### Kinds of republications

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- authorised republications to which the *Legislation Act 2001* applies
- unauthorised republications.

The status of this republication appears on the bottom of each page.

### Editorial changes

The *Legislation Act 2001*, part 11.3 authorises the Parliamentary Counsel to make editorial amendments and other changes of a formal nature when preparing a law for republication. Editorial changes do not change the effect of the law, but have effect as if they had been made by an Act commencing on the republication date (see *Legislation Act 2001*, s 115 and s 117). The changes are made if the Parliamentary Counsel considers they are desirable to bring the law into line, or more closely into line, with current legislative drafting practice.

This republication does not include amendments made under part 11.3 (see endnote 1).

### Uncommenced provisions and amendments

If a provision of the republished law has not commenced or is affected by an uncommenced amendment, the symbol **U** appears immediately before the provision heading. The text of the uncommenced provision or amendment appears only in the last endnote.

### Modifications

If a provision of the republished law is affected by a current modification, the symbol **M** appears immediately before the provision heading. The text of the modifying provision appears in the endnotes. For the legal status of modifications, see *Legislation Act 2001*, section 95.

### Penalties

The value of a penalty unit for an offence against this republished law at the republication date is—

- (a) if the person charged is an individual—\$100; or
- (b) if the person charged is a corporation—\$500.



Australian Capital Territory

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Australian Capital Territory

# Residential Tenancies Act 1997

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An Act relating to residential tenancies and occupancy agreements

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## Part 1 Preliminary

### 1 Short title

This Act may be cited as the *Residential Tenancies Act 1997*.

### 2 Dictionary

The dictionary at the end of this Act is part of this Act.

*Note 1* The dictionary at the end of this Act defines certain terms used in this Act, and includes references (*signpost definitions*) to other terms defined elsewhere.

For example, the signpost definition '*energy efficiency rating statement*—see the *Civil Law (Sale of Residential Property) Act 2003*, s 20.' means that the term '*energy efficiency rating statement*' is defined in that section and the definition applies to this Act.

*Note 2* A definition in the dictionary (including a signpost definition) applies to the entire Act unless the definition, or another provision of the Act, provides otherwise or the contrary intention otherwise appears (see Legislation Act, s 155 and s 156 (1)).

### 3 Notes

A note included in this Act is explanatory and is not part of this Act.

*Note* See the Legislation Act, s 127 (1), (4) and (5) for the legal status of notes.

### **3A Offences against Act—application of Criminal Code etc**

Other legislation applies in relation to offences against this Act.

*Note 1 Criminal Code*

The Criminal Code, ch 2 applies to all offences against this Act (see Code, pt 2.1).

The chapter sets out the general principles of criminal responsibility (including burdens of proof and general defences), and defines terms used for offences to which the Code applies (eg *conduct*, *intention*, *recklessness* and *strict liability*).

*Note 2 Penalty units*

The Legislation Act, s 133 deals with the meaning of offence penalties that are expressed in penalty units.

### **4 Application of Act**

This Act does not apply in relation to—

- (a) a retirement village containing a complex of residential premises (whether or not including hostel units) established mainly for occupation by people who are at least 55 years old under a scheme in which a person makes a payment (including a gift) to the entity administering the scheme in consideration for being admitted as a resident of the complex; or
- (b) a nursing home or hostel for aged or disabled people conducted by an eligible organisation under the *Aged or Disabled Persons Care Act 1954* (Cwlth); or
- (c) premises prescribed by regulation.

*Note 1* A reference to an Act includes a reference to the statutory instruments made or in force under the Act, including a regulation (see Legislation Act, s 104).

*Note 2* The *Aged or Disabled Persons Care Act 1954* (Cwlth) is available at [www.comlaw.gov.au](http://www.comlaw.gov.au)

## Part 1A Meaning of residential tenancy agreement

### 5 Who is a *lessor*?

- (1) A person is a *lessor* if the person grants a right of occupation under a residential tenancy agreement.
- (2) *Lessor* includes a prospective lessor.

### 6 Who is a *tenant*?

- (1) A person is a *tenant* if the person has a right of occupation under a residential tenancy agreement.
- (2) *Tenant* includes a prospective tenant.

### 6A What is a *residential tenancy agreement*?

- (1) An agreement is a *residential tenancy agreement* if, under the agreement—
  - (a) a person gives someone else (the *tenant*) a right to occupy stated premises; and
  - (b) the premises are for the tenant to use as a home (whether or not together with other people); and
  - (c) the right is given for value.
- (2) The agreement may be—
  - (a) express or implied; or
  - (b) in writing, oral, or partly in writing and partly oral.
- (3) The right to occupy may be—
  - (a) exclusive or not exclusive; and
  - (b) given with a right to use facilities, furniture or goods.



- (4) This section is subject to the following sections:
- section 6D (Certain kinds of agreements not residential tenancy agreements)
  - section 6E (Certain people given right of occupation not tenants)
  - section 6F (Certain kinds of premises mean no residential tenancy agreement).

**6B Residential tenancy agreement if agreement written and says it is residential tenancy agreement**

Despite section 6A (4), an agreement is a residential tenancy agreement if it—

- (a) complies with section 6A (1) to (3); and
- (b) is in writing; and
- (c) expressly states that it is a residential tenancy agreement.

**6C Residential tenancy agreement if agreement part of employment**

Despite section 6A (4), an agreement mentioned in section 6A (1) to (3) is a residential tenancy agreement if the person who is given the right to occupy the premises occupies the premises as the person's home under the terms and conditions of the person's employment.

**6D Certain kinds of agreements not residential tenancy agreements**

- (1) A residential tenancy agreement does not include an agreement—
- (a) arising under a mortgage entered into honestly in relation to the premises; or
  - (b) arising under a scheme if—
    - (i) a group of adjacent premises is owned by a company; and

- (ii) the tenants who have rights to occupy the adjacent premises are people who jointly have a controlling interest in the company; or
  - (c) entered into honestly to provide a right to occupy the premises for a holiday; or
  - (d) prescribed by regulation.
- (2) This section is subject to the following sections:
- section 6B (Residential tenancy agreement if agreement written and says it is residential tenancy agreement)
  - section 6C (Residential tenancy agreement if agreement part of employment).

**6E Certain people given right of occupation not tenants**

- (1) A residential tenancy agreement does not include an agreement for the right to occupy premises if the person given the right of occupation is—
- (a) a party to an agreement entered into honestly for the sale or purchase of the premises; or
  - (b) a boarder or lodger; or
  - (c) a person prescribed by regulation.
- (2) This section is subject to the following sections:
- section 6B (Residential tenancy agreement if agreement written and says it is residential tenancy agreement)
  - section 6C (Residential tenancy agreement if agreement part of employment).

**6F Certain kinds of premises mean no residential tenancy agreement**

- (1) A residential tenancy agreement does not include an agreement for the right to occupy premises if the premises are—

- (a) a caravan or mobile home in a mobile home park; or
- (b) a hotel or motel; or
- (c) used for a club; or
- (d) on the campus of an educational institution; or
- (e) prescribed by regulation.

*Note* This Act does not apply to retirement villages, nursing homes, hostels for aged or disabled people or other prescribed premises (see s 4).

- (2) This section is subject to the following sections:
- section 6B (Residential tenancy agreement if agreement written and says it is residential tenancy agreement)
  - section 6C (Residential tenancy agreement if agreement part of employment).

## **7 When does residential tenancy agreement start?**

A residential tenancy agreement starts on the earliest of the following days:

- (a) the day stated in the agreement;
- (b) the 1st day both parties have signed the agreement and received a copy signed by the other;
- (c) the day the tenant takes possession of the premises;
- (d) the 1st day the lessor receives rent from the tenant.

## Part 2 Residential tenancy agreements

### Division 2.1 Terms of agreement

#### **U** 8 Standard residential tenancy terms

- (1) A residential tenancy agreement—
  - (a) must contain, and is taken to contain, terms to the effect of the standard residential tenancy terms mentioned in schedule 1; and
  - (b) may contain any other term—
    - (i) that is consistent with the standard residential tenancy terms; or
    - (ii) that is inconsistent with a standard residential tenancy term if the term has been endorsed by the tribunal under section 10.
- (2) In this section:  
*fair clause for posted people* means the following clause:

#### **Termination because of posting**

- (1) The tenancy agreement may be terminated—
  - (a) if the lessor is posted to Canberra in the course of the lessor's employment—by the lessor giving the tenant at least 4 weeks written notice; or
  - (b) if the tenant is posted away from Canberra in the course of the tenant's employment—by the tenant giving the lessor at least 4 weeks written notice.
- (2) The tenancy ends—

- (a) 4 weeks after the day a notice is received under subclause (1);  
or
- (b) if a later date is stated in the notice—on the stated date.

**9 Inconsistent tenancy terms void**

- (1) A term of a residential tenancy agreement is void if—
  - (a) it is inconsistent with a standard residential tenancy term; and
  - (b) it has not been endorsed by the tribunal under section 10.
- (2) A term of a residential tenancy agreement is void if it is inconsistent with this Act (other than a standard residential tenancy term).

**U 10 Endorsement of inconsistent tenancy terms by tribunal**

- (1) The parties to a residential tenancy agreement may apply in writing to the tribunal for endorsement of a term of the agreement (the *inconsistent term*) that is inconsistent with a standard residential tenancy term.
- (2) If the parties apply for endorsement of the inconsistent term, the tribunal must do 1 of the following:
  - (a) endorse the inconsistent term;
  - (b) substitute the equivalent standard residential tenancy term for the inconsistent term.
- (3) In making a decision under subsection (2), the tribunal must consider—
  - (a) the criteria determined under subsection (5); and
  - (b) whether the inclusion of the inconsistent term in the residential tenancy agreement was obtained by fraud or undue influence.
- (4) The tribunal must not endorse a term that is inconsistent with this Act (other than a standard residential tenancy term).

- (5) The Minister may determine criteria for subsection (3) (a).
- (6) A determination is a disallowable instrument.

*Note* A disallowable instrument must be notified, and presented to the Legislative Assembly, under the Legislation Act.

## **Division 2.2 Precontractual obligations**

### **11 Compliance**

- (1) A lessor or tenant, or the agent of a lessor or tenant, must comply with his or her obligations under this division before the residential tenancy agreement commences.
- (2) A person is taken to have complied with an obligation under this division to provide certain information if that information is set out in the residential tenancy agreement being signed by the tenant.

### **11A Energy efficiency rating—advertising**

- (1) A person commits an offence if—
  - (a) the person publishes an advertisement for the lease of premises; and
  - (b) the advertisement does not contain a statement of any existing energy efficiency rating of the habitable part of the premises.

Maximum penalty: 5 penalty units.

- (2) Subsection (1) does not apply if the person has a reasonable excuse.
- (3) A person commits an offence if—
  - (a) the person publishes an advertisement for the lease of premises; and
  - (b) the advertisement includes a statement of the energy efficiency rating of the habitable part of the premises; and

(c) the statement is false or misleading.

Maximum penalty: 5 penalty units.

- (4) Subsection (3) does not apply if the person has a reasonable excuse.
- (5) Also, subsection (3) (c) does not apply if the statement is not false or misleading in a material particular.
- (6) An offence against this section is a strict liability offence.
- (7) In this section:

*existing energy efficiency rating*, of the habitable part of premises, means the energy efficiency rating, or the most recent energy efficiency rating, prepared for the premises for the purpose of a sale or leasing of the premises.

*publish* means communicate or disseminate information in a way or to an extent that makes it available to, or likely to come to the notice of, the public or a section of the public.

## **U** 12 **Lessor's obligations**

- (1) The lessor must give the tenant a copy of the proposed residential tenancy agreement and, if they are not included in the copy of the agreement, the standard residential tenancy terms, and allow the tenant a reasonable time to consider the proposed agreement.
- (2) A copy of a residential tenancy agreement provided under subsection (1) that contains a provision that is inconsistent with a standard residential tenancy term must be annotated in a way that draws the attention of the tenant to the provision and the fact that it is inconsistent with a standard residential tenancy term.
- (3) The lessor must provide the tenant with the following information:
  - (a) the lessor's full name;
  - (b) an address for service on the lessor and at which the lessor can be contacted by the tenant;

- (c) in relation to the premises that are the subject of the proposed residential tenancy agreement—
    - (i) if there is an energy efficiency rating statement in relation to the habitable part of the premises—a copy of the statement; or
    - (ii) if—
      - (A) building work under the *Building Act 2004*, section 6 has been carried out on the premises that affects the energy efficiency rating of the habitable part of the premises; and
      - (B) before that building work was carried out, an energy efficiency rating statement had been prepared in relation to the habitable part of the premises;
- a copy of a fresh energy efficiency rating statement in relation to the habitable part of the premises.

**13 Tenant's obligations**

The tenant must provide the lessor with the tenant's full name.

**14 Agent's obligations**

The agent of a lessor or tenant must provide the tenant or lessor, as the case requires, with the following information:

- (a) the agent's full name;
- (b) the fact that he or she is the agent of the lessor or tenant;
- (c) if the agent is a company—the name of a company employee who can be contacted in relation to the residential tenancy agreement.



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## **Division 2.3                      Consideration**

### **U 15                      Rent or a bond only**

- (1) In consideration for giving a tenant a right to occupy premises, a lessor may only require or accept rent or a bond.
- (2) A lessor must not require or accept any consideration for—
  - (a) agreeing to enter into, extend or renew a residential tenancy agreement; or
  - (b) agreeing to the assignment or transfer of a tenant's rights and obligations under a residential tenancy agreement; or
  - (c) consenting to a tenant entering into, extending or renewing a residential tenancy agreement with a subtenant; or
  - (d) vacating premises; or
  - (e) giving a tenant a key to premises; or
  - (f) informing a tenant about the availability of premises for occupation under a residential tenancy agreement.
- (3) For subsection (1), a requirement that a tenant make alterations, improvements or repairs to the premises is taken to be consideration.
- (4) In subsection (1), a reference to a *bond* includes a reference to either—
  - (a) a guarantee or an indemnity under section 16; or
  - (b) payments in relation to a contract of insurance that are prescribed for section 17 (a).

### **16                      Alternative to a bond—guarantee or indemnity**

- (1) Subject to subsection (2), in addition to or in place of a bond, a lessor may accept either a guarantee or an indemnity for the performance of a tenant's obligations under a residential tenancy agreement.

- (2) A guarantee or an indemnity under subsection (1) is only enforceable against the guarantor or indemnifier—
- (a) if it is in addition to a bond—to the extent of the difference between the maximum amount that would have been payable by the tenant as a bond and the amount that is payable by the tenant as a bond; or
  - (b) if it is in place of a bond—to the extent of the maximum amount that would have been payable by the tenant as a bond.

## **18 Holding deposits**

- (1) A lessor must not require or accept a holding deposit.
- (2) An agreement to pay a holding deposit is void, and any amount paid under an agreement to pay a holding deposit is recoverable as a debt owing by the person to whom the amount was paid to the person who paid the amount.
- (3) In this section:

*holding deposit* means an amount paid or payable by a tenant to a lessor in consideration for the lessor not entering into a residential tenancy agreement with a third party in relation to premises pending the tenant entering into a residential tenancy agreement with the lessor in relation to the premises.

## **Division 2.4 Lessor's obligations on signing agreement**

### **19 Copy of agreement to be given to tenant**

- (1) After a residential tenancy agreement has been signed by both parties to the agreement, the lessor must give the tenant a copy of the signed agreement.

- (2) A lessor is taken to have complied with subsection (1) only if the lessor gives the copy to the tenant within 3 weeks after the lessor receives the agreement signed by the tenant.



## **Division 3.2                  Depositing bond**

### **U 23                  Deposit of bond by lessor**

- (1) Unless the lessor and the tenant agree to the tenant depositing the bond with the Territory, the tenant must pay the bond to the lessor and the lessor must deposit with the Territory—
  - (a) the amount of the bond; and
  - (b) a notice in accordance with section 25;  
before the end of the prescribed period.
- (2) In this section:  
*prescribed period* means the period starting on the day the lessor receives the bond and ending—
  - (a) 2 weeks later; or
  - (b) if another period is prescribed by regulation—the day after the end of that period.

### **24                  Deposit of bond by tenant**

- (1) If the lessor and the tenant agree to the tenant depositing the bond with the Territory, the tenant must deposit with the Territory—
  - (a) the amount of the bond; and
  - (b) a notice in accordance with section 25.
- (2) Unless the lessor and the tenant otherwise agree, the tenant is not entitled to possession of the premises until the tenant has produced to the lessor evidence that the bond has been deposited.
- (3) For subsection (2)—
  - (a) production of the original receipt issued by the Territory is sufficient; or

- (b) receipt by the lessor from the Territory of a copy of the notice mentioned in subsection (1) (b) is sufficient.

## **25 Notice accompanying deposit**

A notice under section 23 (1) (b) or section 24 (1) (b) must specify—

- (a) the names of and addresses for service on the lessor and the tenant; and
- (b) the address of the premises that are the subject of the residential tenancy agreement; and
- (c) the rent payable under the residential tenancy agreement; and
- (d) the amount of bond being deposited.

*Note* If a form is approved under s 133 (Approved forms—Minister) for a notice, the form must be used.

## **26 Acknowledgment of receipt of bond money**

- (1) If the Territory accepts an amount of bond tendered by a lessor under section 23 (1), the Territory must—
  - (a) issue to the lessor a receipt for that amount; and
  - (b) give the tenant a copy of the notice mentioned in section 23 (1) (b).
- (2) If the Territory accepts an amount of bond tendered by a tenant under section 24 (1), the Territory must—
  - (a) issue to the tenant a receipt for that amount; and
  - (b) give the lessor a copy of the notice mentioned in section 24 (1) (b).

**27 Payment of bond money into trust account**

- (1) The Territory must pay all bond money received by it under this part to the credit of the trust account.
- (2) Subject to any order of the tribunal, an amount paid to the credit of the trust account in accordance with subsection (1) must be applied only in the payment of bond money in accordance with section 34 or section 35 (2).

**28 Interest on amounts in trust account**

- (1) Interest received from the investment of any amount paid to the credit of the trust account under this part must be paid to the interest trust account and applied for the purposes mentioned in subsection (2).
- (2) Interest may be applied for the following purposes:
  - (a) providing lessor and tenant information programs;
  - (b) providing dispute resolution services for residential tenancy disputes;
  - (c) facilitating assistance in the provision of residential accommodation, whether or not the accommodation is provided under this Act;
  - (d) researching issues of concern to lessors and tenants;
  - (e) reimbursing the costs incurred by the commissioner in instituting, defending or taking over proceedings in relation to tenancy disputes;
  - (f) reimbursing the Territory the cost of administering this Act.
- (3) In this section:

***interest***—see the *Financial Management Act 1996*, dictionary.

***interest trust account*** means the trust bank account maintained by the chief executive of the administrative unit responsible for

administering this Act in accordance with the *Financial Management Act 1996*, section 51.

- (4) As soon as practicable after the commencement of this section, the chief executive must determine the amount in the relevant departmental bank account that, immediately before the commencement, was available to be applied for purposes mentioned in subsection (2) (a) to (e).
- (5) The amount determined under subsection (4)—
  - (a) is taken to be trust money to which the *Financial Management Act 1996*, part 7 (Trust money) applies; and
  - (b) must be transferred from the relevant departmental bank account to the interest trust account.
- (6) In subsections (4) and (5):

*relevant departmental bank account* means the departmental bank account under the *Financial Management Act 1996* of the administrative unit allocated responsibility for administering this Act.
- (7) Subsections (4) to (6) and this subsection expire 3 months after the day this section commences.

### **Division 3.3 Condition of premises and deductions from bond**

#### **U 29 Condition reports**

- (1) A lessor must, not later than the day after the tenant takes possession of the premises, give the tenant 2 copies of a report about the state of repair or general condition of the premises, and of any goods leased with the premises, on the day the tenant is given the report.
- (2) A report under subsection (1) must be signed by the lessor.



- (3) The tenant must, within 2 weeks after receiving the copies of the report mentioned in subsection (1), return 1 copy to the lessor, either—
  - (a) signed by the tenant; or
  - (b) endorsed with a statement, signed by the tenant, indicating whether the tenant agrees or disagrees with the whole of the report or with specified parts of it.
- (4) If the tenant returns the copy signed but without further endorsement, the tenant is taken to have agreed with the whole of the report.

### **30 Evidence of condition of premises**

- (1) If section 29 (1) and (3) have been complied with, a statement in a report mentioned in section 29 about the state of repair or general condition of the premises, and of any goods leased with the premises, (other than a statement in relation to which the tenant, by endorsement, has indicated disagreement) is evidence of that state of repair or general condition on the day the tenant was given the report.
- (2) If only section 29 (1) has been complied with, a statement in a report mentioned in section 29 about the state of repair or general condition of the premises, and of any goods leased with the premises, is evidence of that state of repair or general condition on the day the tenant was given the report.
- (3) If section 29 (1) has not been complied with, evidence by the tenant about the state of repair or general condition of the premises, and of any goods leased with the premises, is evidence of that state of repair or general condition on the day the tenant took possession of the premises.

### **31 Deductions from bond**

A lessor is entitled to deduct from the bond paid under the residential tenancy agreement any of the following:

- (a) the cost of repairs to, or the restoration of, the premises or goods leased with the premises as a result of damage (other than fair wear and tear) caused by the tenant;
- (b) any rent owing and payable under the residential tenancy agreement at the time the agreement terminates or is terminated;
- (c) the cost of replacing any fuel (such as gas, oil or wood) supplied to the premises by the lessor at the commencement or during the course of the tenancy;
- (d) any reasonable amount (not greater than the costs incurred) for the cost of legal fees incurred by the lessor in assigning or transferring a tenant's rights under a residential tenancy agreement;
- (e) any amount expressed in a term of the agreement to be deductible by the lessor from the bond, if the term is endorsed by the tribunal under section 10.

## **Division 3.4 Release of bond money**

### **32 Application for release**

- (1) Application to the Territory for payment out of the trust account of an amount of bond paid under a residential tenancy agreement may be made by—
  - (a) the lessor; or
  - (b) the tenant; or

(c) the lessor and the tenant jointly.

*Note* If a form is approved under s 133 (Approved forms—Minister) for an application, the form must be used.

- (2) If an application is made by a person under subsection (1) in relation to a residential tenancy agreement, the person may only make a further application in relation to the same agreement with the registrar's permission.
- (3) An application may be made before the termination of the residential tenancy agreement only if it is—
- (a) a joint application; or
  - (b) made by the lessor for payment to the tenant, or by the tenant for payment to the lessor, of the total amount of the bond paid under the agreement; or
  - (c) in accordance with an order of the tribunal specifying that money is to be paid from an amount of bond.

### **33 Notification of application**

If an application (other than a joint application) is made under section 32 by a lessor or a tenant, the Territory must give written notice of the receipt of the application to the tenant or the lessor.

### **34 Release if no dispute or if order**

- (1) If—
- (a) a joint application is made under section 32; or
  - (b) a tenant or lessor who has been given notice of an application under section 33 does not notify the Territory in writing within 2 weeks after being given the notice that the tenant or lessor disputes the application; or

- (c) an application is for payment in accordance with an order of the tribunal specifying an amount of money is to be paid from an amount of bond;

the Territory must pay out of the trust account an amount of bond in accordance with the application.

- (2) The amount paid out of the trust account under subsection (1) in relation to an application must not exceed the amount of bond paid into the trust account in relation to the residential tenancy agreement.

### **35 Disputes about all or part of bond**

- (1) If a tenant or lessor who has been given notice of an application under section 33 notifies the Territory in writing within 2 weeks after being given the notice that the tenant or lessor disputes the application, the Territory must, subject to subsection (3), refer the application and notice of dispute to the registrar as a tenancy dispute.
- (2) If a notice of dispute mentioned in subsection (1) relates to only part of an amount of bond claimed, the Territory must, before referring the application and notice of dispute to the registrar, release to the appropriate person so much of the amount of the bond as is not in dispute.
- (3) Subsection (1) does not require the Territory to refer an application and notice of dispute to the registrar if the application is in accordance with an order of the tribunal specifying that money is to be paid from an amount of bond.

## **Part 4**                      **Termination of residential tenancy agreements**

### **Division 4.1**              **General**

#### **U** 36              **Termination**

Despite anything to the contrary in any territory law, a residential tenancy agreement must not terminate or be terminated other than in the following circumstances:

- (a) if a fixed term agreement ends and the tenant vacates the premises on or after the end of the agreement;
- (b) if a tenant notifies the lessor in the form approved under section 133 (Approved forms—Minister) for a termination notice, and vacates the premises in accordance with the notice;
- (c) if the tribunal terminates an agreement under division 4.3 or division 4.4;
- (d) if the tribunal makes a termination and possession order in relation to the premises that are the subject of the agreement under division 4.4 or division 4.5;
- (e) if the tenant abandons the premises that are the subject of the agreement;
- (f) if a person takes action in accordance with section 64;
- (g) if the tenant and lessor agree in writing to terminate the agreement and the tenant vacates the premises in accordance with the agreement to terminate;
- (h) if the tenant and the lessor are the same person;
- (i) if—
  - (i) a party to the agreement repudiates the agreement; and

- (ii) the other party accepts the repudiation; and
- (iii) the tenant vacates the premises.

### **37 Entry for eviction purposes**

- (1) A person must not enter premises or any part of premises of which someone else has prescribed possession for the purpose of recovering possession of the premises or part except in accordance with a warrant issued by the registrar, an order or a warrant of the tribunal or an order or judgment of the Supreme Court.
- (2) Subject to subsection (3), if a person enters premises in contravention of subsection (1) (the *offender*), the tribunal must, on application, order the offender to pay to the person who had prescribed possession of the premises the compensation that the tribunal considers appropriate.
- (3) In considering how much compensation is appropriate for subsection (2), the tribunal must consider whether the lessor reasonably believed that the premises had been abandoned by the tenant.
- (4) If an offender mentioned in subsection (2) is not the lessor but is acting on behalf of a lessor with the lessor's consent, the tribunal must make any order for compensation that it would otherwise have made against the offender against the lessor.
- (5) For this section, the following possession is prescribed:
  - (a) possession under a residential tenancy agreement;
  - (b) possession as a former tenant continuing to reside in the premises.

### **38 General duty to mitigate**

A person who, apart from this section, would be entitled to compensation under this Act is not entitled to the compensation, or

part of it, if the loss, or part of the loss, to be compensated could have been reasonably avoided.

**39 Content of termination and possession orders**

- (1) If the tribunal makes a termination and possession order the order must specify the following:
  - (a) the date the tenancy terminates;
  - (b) that the tenant must vacate the premises on or before the date of termination;
  - (c) either that, should the tenant fail to vacate the premises as specified—
    - (i) the lessor may request the registrar to issue a warrant for the eviction of the former tenant; or
    - (ii) the termination and possession order has effect as if it were a warrant for eviction.
- (2) If a termination and possession order specifies that it has effect as if it were a warrant for eviction issued by the tribunal under division 4.2, the order must comply with section 40.

**Division 4.2 Warrants for eviction**

**U 40 Content**

A warrant issued under this part must —

- (a) authorise the police to take appropriate action to evict a specified person within the period specified in the warrant; and
- (b) require the police to give the person not less than 2 days notice of the proposed eviction.

**41 Unconditional orders**

On request, the registrar must issue a warrant for the eviction of a person if—

- (a) the tribunal has made an unconditional termination and possession order; and
- (b) the person continues to reside at the premises in contravention of that order.

**U 42 Conditional orders**

(1) On request, if—

- (a) the tribunal has issued a termination and possession order subject to a condition precedent; and
- (b) the applicant satisfies the registrar that the condition precedent has been satisfied; and
- (c) the person to whom the order was directed continues to reside at the premises;

the registrar must give the person a notice including the following:

- (d) notice of the application for the issue of a warrant;
- (e) a statement to the effect that—
  - (i) the person may, if the person believes that the condition precedent to which the termination and possession order is subject has not been satisfied, apply to the tribunal within 2 days after the date of the notice; and
  - (ii) should the person not so apply, a warrant for the eviction of the person will issue on or after the end of 2 days after the date of the notice.

(2) If—

- (a) the registrar issues a notice under subsection (1); and



- (b) before the end of 2 days after the date of the notice, the person to whom the notice is issued applies to the tribunal for a stay of the eviction proceeding;

the registrar must list the application with the tribunal for hearing as a matter of urgency and must not issue a warrant for the eviction of the person.

- (3) If—
- (a) the registrar issues a notice under subsection (1); and
  - (b) the person to whom the notice is issued has not applied to the tribunal for a stay of the eviction proceeding before the end of 2 days after the date of the notice;

the registrar must issue a warrant for the eviction of the person.

- (4) An application under this section for stay of an eviction proceeding may be oral or in written or electronic form.

**U 42A Failure to comply with conditional order**

**U 42B Hearing of application**

**Division 4.3 Termination initiated by tenant**

**43 Breach of standard residential tenancy terms**

- (1) On application by a tenant, the tribunal may terminate a residential tenancy agreement if satisfied that—
- (a) the lessor has breached the standard residential tenancy terms; and
  - (b) the breach of the standard residential tenancy terms was not in accordance with a term of the residential tenancy agreement endorsed by the tribunal; and
  - (c) the breach justifies the termination of the tenancy.

- (2) If—
- (a) the tribunal decides to terminate a residential tenancy agreement in accordance with subsection (1); and
  - (b) the tribunal is satisfied that—
    - (i) the tenant would suffer significant hardship if the agreement were not terminated within 2 weeks after the making of the decision to terminate; and
    - (ii) that hardship would be greater than the hardship the lessor would suffer if the tenancy were terminated within 2 weeks after that day;

the tribunal must order that the agreement be terminated at a specified time within 2 weeks after the making of the decision to terminate the tenancy.

- (3) If—
- (a) the tribunal decides to terminate a residential tenancy agreement in accordance with subsection (1); and
  - (b) the tribunal is not satisfied in relation to the matters mentioned in subsection (2) (b);

the tribunal must order that the agreement be terminated at a specified time not less than 2 weeks after the making of the decision to terminate.

#### **44 Significant hardship**

- (1) On application by a tenant, the tribunal may terminate a fixed term agreement in accordance with this section if satisfied that—
- (a) the tenant would suffer significant hardship were the agreement to continue; and
  - (b) the level of hardship is such that it is appropriate and just to terminate the agreement during its fixed term.

- (2) If—
- (a) the tribunal decides to terminate a residential tenancy agreement in accordance with this section; and
  - (b) the tribunal is satisfied that—
    - (i) the tenant would suffer significant hardship if the agreement were not terminated within 8 weeks after the making of the decision to terminate; and
    - (ii) that hardship would be greater than the hardship the lessor would suffer if the agreement were terminated within 8 weeks after that day;

the tribunal must—

- (c) specify the day, less than 8 weeks after the making of the decision to terminate, when the termination is to happen; and
- (d) give the lessor the notice of the proposed termination that is reasonable in the circumstances.

- (3) If—
- (a) the tribunal decides to terminate a residential tenancy agreement in accordance with this section; and
  - (b) the tribunal is not satisfied about the matters mentioned in subsection (2) (b);

the tribunal must—

- (c) taking into consideration the need to comply with paragraph (d), specify the day, not less than 8 weeks after the making of the decision to terminate, when the termination is to happen; and
- (d) give the lessor not less than 8 weeks notice of the proposed termination.

**45 Damage, injury or intention to damage or injure**

On application by a tenant, the tribunal may terminate a residential tenancy agreement effective immediately if satisfied that the lessor has intentionally or recklessly caused or permitted, or is likely to so cause or permit—

- (a) serious danger to the premises or to property of the tenant; or
- (b) injury to the tenant or a member of the tenant's family.

**46 False or misleading statements**

On application by a tenant, the tribunal may terminate a residential tenancy agreement if satisfied that the agreement was induced by a false or misleading statement of the lessor.

**Division 4.4 Termination initiated by lessor**

**47 No breach of standard residential tenancy terms**

- (1) On application by a lessor, the tribunal may make a termination and possession order if satisfied that—
  - (a) a ground for termination exists under the standard residential tenancy terms (other than for a breach of the standard residential tenancy terms); and
  - (b) the lessor has served a termination notice on the tenant based on that ground; and
  - (c) the tenant has not vacated the premises as required by the termination notice.
- (2) If—
  - (a) the tribunal makes an order under subsection (1); and
  - (b) the tribunal is satisfied that—

- (i) were the order not suspended for a specified period of no more than 3 weeks the tenant would suffer significant hardship; and
- (ii) that hardship would be greater than the hardship that would be suffered by the lessor if the order were suspended for the specified period;

the tribunal may suspend the operation of the termination and possession order for a specified period of no more than 3 weeks.

**48 Certain breaches of standard residential tenancy terms**

- (1) On application by a lessor, the tribunal may make a termination and possession order if satisfied that—
  - (a) the tenant has breached the standard residential tenancy terms (other than by failing to pay rent due and payable); and
  - (b) the lessor has served a termination notice on the tenant based on that breach; and
  - (c) the tenant did not vacate the premises in accordance with the notice; and
  - (d) the breach of the standard residential tenancy terms was not in accordance with a term of the residential tenancy agreement endorsed by the tribunal; and
  - (e) the breach justifies the termination of the tenancy.
- (2) The tribunal may, if satisfied that it is appropriate and just to do so in relation to an application mentioned in subsection (1)—
  - (a) refuse to make a termination and possession order if—
    - (i) the tenant has remedied the relevant breach; or
    - (ii) the tenant undertakes to remedy the breach within a reasonable specified period and is reasonably likely to do so; or

- (b) make a termination and possession order but suspend it for a period of no more than 3 weeks if satisfied that—
  - (i) were the order not suspended for a specified period of no more than 3 weeks the tenant would suffer significant hardship; and
  - (ii) that hardship would be greater than the hardship that would be suffered by the lessor if the order were suspended for the specified period.

#### **49 Failure to pay rent**

- (1) On application by a lessor, the tribunal may make a termination and possession order if—
  - (a) the tenant has failed to pay rent due and payable under the residential tenancy agreement; and
  - (b) the lessor has served a termination notice on the tenant on the basis of the failure to pay rent; and
  - (c) the tenant has not vacated the premises in accordance with the notice.
- (2) If a lessor has made an application under subsection (1), the tribunal may refuse to make a termination and possession order if—
  - (a) the tenant has paid the rent due and payable and is, in the tribunal's opinion, reasonably likely to pay rent as it becomes due and payable; and
  - (b) the tribunal considers it just and appropriate to do so.
- (3) Instead of making a termination and possession order under subsection (1), if—
  - (a) the tenant is, in the tribunal's opinion, reasonably likely to repay the rent due and payable as well as pay rent that becomes due and payable; and

- (b) the tenant agrees to repay the rent due and payable, and undertakes to pay rent as it becomes due and payable, as required by the tribunal;

the tribunal may order that if the tenant fails to pay the rent due and payable, or rent that becomes due and payable, as required by the tribunal—

- (c) the tenancy terminates at a specified hour on the day after the day when any rent was due and payable and not paid; and
- (d) the lessor becomes entitled to possession of the premises and all rent due is payable immediately.

- (4) If—

- (a) the tribunal makes an order under subsection (1); and
- (b) the tribunal is satisfied that—
- (i) were the order not suspended for a specified period of no more than 3 weeks the tenant would suffer significant hardship; and
- (ii) that hardship would be greater than the hardship that would be suffered by the lessor if the order were suspended for the specified period;

the tribunal may suspend the operation of the termination and possession order for a specified period of no more than 3 weeks.

## **50 Significant hardship**

- (1) On application by a lessor, the tribunal may make a termination and possession order in relation to premises occupied under a fixed term agreement if satisfied that—
- (a) the lessor would suffer significant hardship if the tribunal did not make the order; and

(b) that hardship would be greater than the hardship the tenant would suffer if the tribunal made the order.

(2) If—

(a) the tribunal decides to terminate a residential tenancy agreement in accordance with this section; and

(b) the tribunal is satisfied that—

(i) the lessor would suffer significant hardship if the agreement were not terminated within 8 weeks after the making of the decision to terminate; and

(ii) that hardship would be greater than the hardship the tenant would suffer if the agreement were terminated within 8 weeks after that day;

the tribunal must—

(c) specify the day, less than 8 weeks after the making of the decision to terminate, when the termination is to happen; and

(d) give the tenant the notice of the proposed termination that is reasonable in the circumstances.

(3) If—

(a) the tribunal decides to terminate a residential tenancy agreement in accordance with this section; and

(b) the tribunal is not satisfied about the matters mentioned in subsection (2) (b);

the tribunal must—

(c) taking into consideration the need to comply with paragraph (d), specify the day, not less than 8 weeks after the making of the decision to terminate, when the termination is to happen; and



- (d) give the tenant no less than 8 weeks notice of the proposed termination.

**U 51      Damage, injury or intention to damage or injure**

On application by a lessor, the tribunal may make a termination and possession order effective immediately if satisfied that the tenant has intentionally or recklessly caused or allowed, or is likely to cause or allow—

- (a) serious damage to the premises or to other property of the lessor; or
- (b) if the lessor is an individual—injury to the lessor or a member of the lessor’s family; or
- (c) if the lessor is a corporation—injury to a representative of the corporation or a member of a representative’s family.

**52      False or misleading statements**

On application by a lessor, the tribunal may make a termination and possession order if satisfied that the residential tenancy agreement was induced by a false or misleading statement of the tenant.

**53      Employer-provided accommodation**

- (1) On application by a lessor, the tribunal may make a termination and possession order if satisfied that—
  - (a) the residential tenancy agreement was entered into as part of a contract of employment; and
  - (b) the tenant has, since the agreement was entered into, ceased to be employed by the lessor; and
  - (c) the lessor requires the premises to accommodate another employee.
- (2) If a residential tenancy agreement is entered into between a university and—

- (a) a visiting academic; or
- (b) a staff member; or
- (c) a contract employee; or
- (d) a postgraduate student; or
- (e) an undergraduate student; or
- (f) a person undertaking an approved course of study;

and a person of the kind mentioned in paragraphs (a) to (f) ceases to be a person of that kind, on application by the university, the tribunal may make a termination and possession order.

- (3) If the tribunal makes an order under subsection (1) or (2), the tribunal must give the tenant no less than 4 weeks notice of the termination of the tenancy.

#### **54 Purported assignment or subletting**

- (1) On application by a lessor, the tribunal may make a termination and possession order if satisfied that—
  - (a) the tenant purported to assign or sublet the premises in contravention of the standard residential tenancy terms; and
  - (b) the purported assignment or subletting was not in accordance with a term of the residential tenancy agreement endorsed by the tribunal; and
  - (c) the lessor served a termination notice on the tenant on the basis of the purported assignment or subletting; and
  - (d) the premises have not been vacated.
- (2) Even though the tribunal is satisfied about the matters mentioned in subsection (1) (a), (b) and (c), the tribunal may, if satisfied that it is appropriate to do so—

- (a) if the purported assignee or sublessee vacates the premises—  
refuse the application for a termination and possession order;  
or
- (b) make a termination and possession order contingent on the  
failure of the purported assignee or sublessee to vacate the  
premises by a day specified in the order, by which the  
purported assignee or sublessee has undertaken to vacate the  
premises; or
- (c) make a termination and possession order but suspend the  
operation of the order for a specified period of no more than  
3 weeks from the date of making the order if—
  - (i) the purported assignee or sublessee would suffer  
significant hardship if the tribunal made a termination and  
possession order that took effect within the specified  
period after the making of the order; and
  - (ii) that hardship would be greater than the hardship the lessor  
would suffer if the tribunal made the order and it did not  
come into effect within that period.

## **55 Repudiation without vacation**

On application by a lessor, the tribunal may make a termination and possession order if—

- (a) the tenant repudiates the residential tenancy agreement in writing; and
- (b) the lessor accepts the repudiation as proposed by the tenant; and
- (c) the tenant fails to vacate the premises on or before the date specified for vacation in the notice of repudiation.

## **56 Compensation to lessor**

If a person to whom a termination and possession order is directed fails to vacate the specified premises in accordance with the order, the tribunal may, on application made within 4 weeks after the date when the person was to vacate the premises, order the person to pay to the applicant such of the following as it considers appropriate:

- (a) an amount equal to the rent that would have been payable to the applicant if the premises had been tenanted during the period for which the person was in possession of the premises after termination of the residential tenancy agreement;
- (b) an amount equal to the reasonable costs incurred by the applicant in applying for a warrant for eviction and having the warrant executed.

## **57 Retaliatory applications**

- (1) This section applies if—
  - (a) a lessor has applied for a termination and possession order under this part; and
  - (b) the tenant presents evidence that—
    - (i) the tenant applied to the tribunal for an order in relation to the lessor; or
    - (ii) the tenant complained to a governmental entity in relation to the lessor; or
    - (iii) the tenant took reasonable action to secure or enforce the tenant's rights; or

### **Examples**

- 1 The tenant sought legal advice.
- 2 The tenant sought mediation.
- (iv) the tribunal made an order in favour of the tenant against the lessor.

*Note* An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

- (2) The tribunal must refuse to make the termination and possession order—
  - (a) if satisfied that the circumstance mentioned in subsection (1) (b) exists; and
  - (b) in the absence of proof to the satisfaction of the tribunal that the lessor was not motivated to apply for a termination and possession order by the circumstance.
- (3) Subsection (2) applies despite any other provision of this part.

## **Division 4.5 Defective termination notices**

### **58 Lessor's defective notice if tenant vacates**

- (1) If—
  - (a) a lessor purports to serve a termination notice on a person;
  - (b) the form is not in the form approved under section 133 (Approved forms—Minister) for a termination notice or served as prescribed by regulation; and
  - (c) the person vacates the premises in accordance with the notice;the residential tenancy agreement terminates on the day the person vacates the premises.
- (2) A former tenant who vacated premises in accordance with a termination notice that was not in the form approved under section 133 (Approved forms—Minister) for a termination notice may apply to the tribunal for the following orders:
  - (a) an order for compensation for wrongful eviction;
  - (b) an order for reinstatement as tenant in possession of the premises.

- (3) The tribunal must not make an order mentioned in subsection (2) (b) unless—
- (a) the premises are vacant and have not been leased; and
  - (b) the tribunal considers it appropriate to do so.

**59 Lessor's defective notice if tenant does not vacate**

- (1) If—
- (a) a lessor purports to serve a termination notice on a tenant; and
  - (b) the form is not in the form approved under section 133 (Approved forms—Minister) for a termination notice or served as prescribed by regulation; and
  - (c) the tenant does not vacate the premises;

the lessor may apply to the tribunal for a waiver of the defect in the notice or in the service of the notice and for the making of a termination and possession order.

- (2) The tribunal must not waive a defect in a termination notice or its service and make a termination and possession order unless satisfied that the defect did not, and is not likely to, place the tenant in a significantly worse position than the tenant would have been in had the notice been in, and served in, accordance with the standard residential tenancy terms.

**60 Tenant's defective termination notice**

- (1) If a tenant purports to serve a termination notice on a lessor and vacates the premises in accordance with the notice, even though the notice is not in the form approved under section 133 (Approved forms—Minister) for a termination notice—
- (a) the residential tenancy agreement terminates on the vacation of the premises in accordance with the notice; and

- (b) the former lessor may apply to the tribunal for compensation for the tenant's abandonment of the premises.
- (2) The tribunal must award compensation to a person who makes an application mentioned in subsection (1) (b) unless satisfied that the person was not in a significantly worse position because of the defect in the notice than the person would have been had the notice been in the approved form.

## **Division 4.6                      Abandonment of premises**

### **61                      Effect of abandonment**

If a tenant abandons premises that the tenant occupies under a residential tenancy agreement, the agreement terminates on the day of abandonment.

*Note*      If there is a dispute about the date of abandonment, the parties may apply to the tribunal for an order declaring when the premises were abandoned (see s 104 (j)).

### **62                      Abandonment during fixed term**

- (1) If a tenant abandons premises before the end of a fixed term agreement, the former lessor may apply to the tribunal for the following compensation:
  - (a) compensation for the loss of the rent that the former lessor would have received had the agreement continued to the end of its term;
  - (b) compensation for the reasonable costs of advertising the premises for lease and of giving a right to occupy the premises to another person.
- (2) On application, the tribunal may award compensation of the kind mentioned in subsection (1) (a) and (b).
- (3) The amount of compensation the tribunal may award—

- (a) under subsection (1) (a) must not exceed an amount equal to 25 weeks rent; and
  - (b) under subsection (1) (b) must not exceed an amount equal to 1 week's rent.
- (4) In deciding the amount of compensation that may be awarded under subsection (2) in relation to costs, the tribunal must have regard to when, apart from the abandonment of the premises—
- (a) the agreement would have ended; and
  - (b) the lessor would have incurred the costs mentioned in subsection (1) (b).

**63 Abandonment during periodic agreement**

If a tenant abandons premises of which the tenant has possession under a periodic agreement, the former lessor may claim from the former tenant compensation of an amount equivalent to 3 weeks rent.

**Division 4.7 Miscellaneous**

**64 Successor in title to lessor**

- (1) A person other than a lessor who, apart from section 36, would be entitled to possession of premises, may terminate the residential tenancy agreement relating to the premises by—
- (a) notifying the tenant as soon as practicable after becoming so entitled that the person would be entitled to possession apart from section 36 and that the person who was lessor is no longer lessor; and



- (b) giving the tenant not less than 8 weeks notice to vacate the premises.

**Examples**

- 1 The lessor dies and the premises are inherited by the lessor's child. The child may terminate the tenancy.
- 2 The lessor mortgages the premises, defaults on the mortgage and the mortgagee forecloses. The mortgagee may terminate the tenancy.

*Note 1* If a form is approved under s 133 (Approved forms—Minister) for a notice, the form must be used.

*Note 2* An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

- (2) A person cannot terminate a tenancy under subsection (1) if the person—
- (a) is a purchaser of the premises; and
  - (b) knew about the tenancy, or could reasonably be expected to have known about the tenancy, before purchasing the premises.
- (3) If a person has given notices under subsection (1), the relevant residential tenancy agreement terminates at the end of the period of 8 weeks after the date of the notice mentioned in subsection (1) (b) or on the later date specified in the notice.

## Part 5 Rental rate increases

### 65 Waiver of notice requirements

- (1) The tribunal may hear an application for the review of a rental rate increase even though the application is made less than 2 weeks before the day when the proposed increase is to come into effect, if the tribunal is satisfied that—
  - (a) the application is late because of special circumstances; and
  - (b) to hear the application will not place the lessor in a significantly worse position than the lessor would have been had the applicant applied as prescribed.
- (2) If a tenant vacates premises as a result of a rental rate increase but fails to give the lessor notice of intention to vacate premises in the form approved under section 133 (Approved forms—Minister), the tribunal may, on application by the tenant or former tenant, treat the notice as having been given in the approved form if satisfied that—
  - (a) the failure to give notice in the approved form is a result of special circumstances; and
  - (b) to treat notice as having been so given will not put the lessor in a significantly worse position than if notice had been given properly.

### 66 Freezing rents

If an application for review of a rental rate increase has been made but not decided, no increase in the rental rate happens unless allowed by the tribunal.

### 67 Orders

The tribunal may make the following orders in relation to an application for review of a rental rate increase:

- (a) an order allowing the increase applied for or the other increase that the tribunal considers just;
- (b) an order disallowing the increase;
- (c) an order disallowing part of the increase.

### **68 Guideline for orders**

- (1) The tribunal must allow a rental rate increase that is in accordance with the standard residential tenancy terms unless the increase is excessive.
- (2) For subsection (1)—
  - (a) unless the tenant satisfies the tribunal otherwise, a rental rate increase is not excessive if it is less than 20% greater than any increase in the index number over the period since the last rental rate increase or since the beginning of the lease (whichever is later); and
  - (b) unless the lessor satisfies the tribunal otherwise, a rental rate increase is excessive if it is more than 20% greater than any increase in the index number over the period since the last rental rate increase or since the beginning of the lease (whichever is later).
- (3) If a tenant or lessor proposes that a rental rate increase is or is not excessive, the tribunal, in considering whether it is satisfied about the proposal, must consider the following matters:
  - (a) the rental rate before the proposed increase;
  - (b) if the lessor previously increased the rental rate while the relevant tenant was tenant—
    - (i) the amount of the last increase before the proposed increase; and
    - (ii) the period since that increase;

- (c) outgoings or costs of the lessor in relation to the premises;
  - (d) services provided by the lessor to the tenant;
  - (e) the value of fixtures and goods supplied by the lessor as part of the tenancy;
  - (f) the state of repair of the premises;
  - (g) rental rates for comparable premises;
  - (h) the value of any work performed or improvements carried out by the tenant with the lessor's consent;
  - (i) any other matter the tribunal considers relevant.
- (4) If the tribunal considers a proposed rental rate increase is excessive but a lesser increase would not be, it may disallow so much of the increase as is excessive.

- (5) In subsection (2):

*index number* means the rents component of the housing group of the Consumer Price Index for Canberra published from time to time by the Australian statistician.

## 69 Effect of orders

- (1) If the tribunal makes an order under section 67 (a) or (c), the rental rate increase takes effect from the date when the proposed increase would, apart from section 66, have taken place.
- (2) The tribunal may, on application, grant a tenant time to pay rent owed because of the operation of subsection (1).
- (3) If—
- (a) the tribunal makes an order mentioned in section 67 (b) or (c); and
  - (b) despite section 66, the tenant has paid the lessor the full amount of the rental rate increase proposed by the lessor;

the tribunal may order the lessor to pay to the tenant the difference between the amount the tenant paid to the lessor and the amount that was payable.

## **70 Further increases**

If a proposed rental rate increase has been reviewed by the tribunal, any further purported increase in the rental rate for a period of 12 months after the day the proposed increase was to take effect is void.

## **71 Reduction of existing rent**

- (1) On application by a tenant, the tribunal must order a reduction in the rental rate payable under a residential tenancy agreement if it considers that the tenant's use or enjoyment of the premises has diminished significantly as a result of any of the following:
  - (a) the loss or diminished utility of an appliance, furniture, a facility or a service supplied by the lessor with the premises as a result of—
    - (i) the withdrawal of the appliance, furniture, facility or service by the lessor; or
    - (ii) the failure by the lessor to maintain the premises and any appliance, furniture or facility supplied with the premises in a reasonable state of repair, having regard to their condition at the commencement of the residential tenancy agreement; or
    - (iii) the failure by the lessor to provide and maintain the locks or other security devices necessary to ensure that the premises are reasonably secure;
  - (b) the loss of the use of all or part of the premises;
  - (c) interference with the tenant's quiet enjoyment of the premises or the tenant's ability to use the premises in reasonable peace,

comfort and privacy by the lessor or anyone claiming through the lessor or having an interest in, or title to, the premises.

- (2) To remove any doubt and for subsection (1), a tenant's quiet enjoyment of premises is interfered with if there is substantial interference with, or a significant lessening of freedom in exercising, the tenant's rights.
- (3) A reduction in the rental rate ordered under subsection (1)—
  - (a) takes effect from the day the tenant's use or enjoyment of the premises diminished, or the later date that the tribunal specifies; and
  - (b) remains in force for the period, not longer than 12 months, specified by the tribunal.
- (4) The tribunal may order a lessor to pay to the tenant the difference between the rent paid and the rent payable as a result of an order for a rental rate reduction.
- (5) Any purported increase in the rental rate in relation to premises for which a reduction order is in force is void and any amount paid above and beyond the reduced rental rate in accordance with a purported increase is a debt owing by the lessor to the tenant.

## Part 5A Occupancy agreements

### 71A Who is a *grantor*?

- (1) A person is a *grantor* if the person grants a right of occupation under an occupancy agreement.
- (2) *Grantor* includes a prospective grantor.

### 71B Who is an *occupant*?

- (1) A person is an *occupant* if the person has a right of occupation under an occupancy agreement.
- (2) *Occupant* includes a prospective occupant.

### 71C What is an occupancy agreement?

- (1) An agreement is an *occupancy agreement* if—
  - (a) a person (the *grantor*) gives someone else (the *occupant*) a right to occupy stated premises; and
  - (b) the premises are for the occupant to use as a home (whether or not with other people); and
  - (c) the right is given for value; and
  - (d) the grantor may lawfully terminate the agreement, without cause, by giving less than 6 months notice; and
  - (e) the agreement is not a residential tenancy agreement.
- (2) The agreement may be—
  - (a) express or implied; or
  - (b) in writing, oral, or partly in writing and partly oral.

*Note* After 6 weeks, the occupancy agreement should be in writing (see s 71E (c)).

- (3) The right to occupy may be—
  - (a) exclusive or not;
  - (b) given with a right to use facilities, furniture or goods.
- (4) The person given the right to occupy the premises may be—
  - (a) a boarder or lodger; or
  - (b) someone prescribed by regulation for this section.

*Note* This Act does not apply to retirement villages, nursing homes, hostels for aged or disabled people or other prescribed premises (see s 4).

#### **71D When does an occupancy agreement start?**

An occupancy agreement starts on the earliest of the following days:

- (a) the day stated in the agreement;
- (b) the 1st day both parties have signed the agreement and received a copy signed by the other;
- (c) the day the occupant takes possession of the premises;
- (d) the 1st day the grantor receives rent from the occupant.

#### **71E Occupancy principles**

- (1) In considering a matter, or making a decision, under this Act in relation to an occupancy agreement for premises, a person must have regard to the following principles (the *occupancy principles*):
  - (a) an occupant is entitled to live in premises that are—
    - (i) reasonably clean; and
    - (ii) in a reasonable state of repair; and
    - (iii) reasonably secure;
  - (b) an occupant is entitled to know the rules of the premises before moving in;



- (c) an occupant is entitled to the certainty of having the occupancy agreement in writing if the occupancy continues for longer than 6 weeks;
  - (d) an occupant is entitled to quiet enjoyment of the premises;
  - (e) a grantor is entitled to enter the premises at a reasonable time on reasonable grounds to carry out inspections or repairs and for other reasonable purposes;
  - (f) an occupant is entitled to 8 weeks notice before the grantor increases the amount to be paid for the right to occupy the premises;
  - (g) an occupant is entitled to know why and how the occupancy may be terminated, including how much notice will be given before eviction;
  - (h) an occupant must not be evicted without reasonable notice;
  - (i) a grantor and occupant should try to resolve disputes using reasonable dispute resolution processes.
- (2) If an occupant occupies a mobile home on land in a mobile home park and the mobile home is not provided by the grantor—
- (a) the occupancy principle in subsection (1) (e) applies to the land and any fixtures provided by the grantor, but not the mobile home; and
  - (b) the grantor is entitled to enter the mobile home only with reasonable notice, at reasonable times, on reasonable grounds and for reasonable purposes.

**71F Regulations about occupancy agreements**

- (1) A regulation may make provision in relation to occupancy agreements, including, for example, standard occupancy terms.

*Note 1* Power under an Act to make a regulation includes power to make different provision for different classes of matters (see Legislation Act, s 48 (1) (a)).

*Note 2* An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

- (2) A regulation about standard occupancy terms must be consistent with the occupancy principles.

**71G Standard occupancy terms**

An occupancy agreement—

- (a) must contain, and is taken to contain, terms to the effect of the standard occupancy terms prescribed by regulation; and
- (b) may contain any other term that is consistent with—
- (i) the standard occupancy terms; and
  - (ii) the occupancy principles.

**71GA Occupant may deposit bond with Territory**

- (1) The occupant under an occupancy agreement may deposit the amount of any bond under the agreement with the Territory.
- (2) The deposit must be accompanied by a written notice that states—
- (a) the names of, and addresses for service on, the occupant and the grantor; and
  - (b) the amount of bond being deposited.

*Note* If a form is approved under s 133 (Approved forms—Minister) for this provision, the form must be used.

- (3) If the Territory accepts the amount of the bond, the Territory must—
- (a) give the occupant a receipt for the amount; and
  - (b) give the grantor a copy of the notice under subsection (2).
- (4) If the Territory accepts the amount of the bond, the applied provisions apply in relation to the occupancy agreement as if—
- (a) the amount had been received by the Territory under part 3 (Bonds); and
  - (b) the occupancy agreement were a residential tenancy agreement; and
  - (c) the occupant were the tenant under the agreement; and
  - (d) the grantor were the lessor under the agreement; and
  - (e) any dispute between the occupant and the grantor about the bond were a tenancy dispute; and
  - (f) any other necessary changes, and any changes prescribed by regulation, were made.
- (5) In this section:
- applied provisions*** means the following provisions:
- section 27 (Payment of bond money into trust account)
  - section 28 (Interest)
  - division 3.4 (Release of bond money).

## Part 6 Resolution of residential tenancy and occupancy disputes

### Division 6.1A Important concepts

#### 71H What is a *tenancy dispute*?

- (1) A dispute is a *tenancy dispute* if it—
  - (a) is between the parties to a residential tenancy agreement; and
  - (b) is about, arises from, or relates to, the agreement.
- (2) A *tenancy dispute* includes—
  - (a) a dispute if an application relating to the dispute may be made under part 4 (Termination of residential tenancy agreements) or part 5 (Rental rate increases); and
  - (b) an application for compensation under this Act.

#### 71I What is an *occupancy dispute*?

A dispute is an *occupancy dispute* if it—

- (a) is between the parties to an occupancy agreement; and
- (b) is about, or relates to, the agreement.

#### 71J Tribunal to have regard to occupancy principles

In considering a matter, or making a decision, under this part in relation to an occupancy dispute, the tribunal must have regard to the occupancy principles.

## **Division 6.1            Action by registrar**

### **72            Assistance with inquiries**

The registrar may give whatever assistance the registrar considers appropriate in relation to an inquiry about a residential tenancy agreement or occupancy agreement, including—

- (a) referring the person making the inquiry to services provided by the public or private sector that give advice about residential tenancy or occupancy matters generally; and
- (b) referring the person to services provided by the public or private sector for the resolution of tenancy disputes or occupancy disputes; and
- (c) assisting the person to make an application for the resolution of a dispute.

## **Division 6.2            Applications**

### **73            Applications for resolution of dispute**

- (1) A party to a residential tenancy agreement may apply for a resolution of a tenancy dispute.
- (2) A party to an occupancy agreement may apply for a resolution of an occupancy dispute.
- (3) An application must—
  - (a) be in writing; and
  - (b) contain the prescribed particulars; and
  - (c) for an application that relates to a rent increase—subject to section 65 (1), be made not less than 2 weeks before the date the rent increase is proposed to take effect; and

(d) be lodged with the registrar.

*Note* If a form is approved under s 133 (Approved forms—Minister) for an application, the form must be used.

## **74 Withdrawal of application**

A person may withdraw the person's application for resolution of a tenancy dispute or occupancy dispute at any time by giving written notice to the registrar or tribunal.

## **75 Action on receiving applications**

- (1) On receiving an application in accordance with section 73 the registrar must, subject to subsection (4), take the action that the registrar considers appropriate to facilitate the resolution of the tenancy dispute or occupancy dispute.
- (2) For subsection (1), the registrar may do 1 or more of the following:
  - (a) contact anybody relevant to the tenancy dispute or occupancy dispute to attempt to resolve the dispute;
  - (b) contact anybody relevant to the tenancy dispute or occupancy dispute to request further information relevant to the dispute;
  - (c) if—
    - (i) the registrar considers that the tenancy dispute or occupancy dispute is suitable for mediation and that it is reasonably likely that the dispute may be resolved by mediation; and
    - (ii) the parties consent;refer the tenancy dispute or occupancy dispute to an approved mediator;
  - (d) if the registrar considers that there is a significant chance of resolving the tenancy dispute or occupancy dispute by agreement without the need for a full tribunal hearing—

conduct a preliminary conference or refer the application to a referee to conduct a preliminary conference;

- (e) refer the tenancy dispute or occupancy dispute to the tribunal for hearing.
- (3) In considering whether there is a significant chance of resolving a tenancy dispute or occupancy dispute for subsection (2) (d), the registrar must have regard to whether the parties attended mediation before an application was made under section 73 in relation to the dispute.
- (4) If, in the opinion of the registrar, an application discloses no tenancy dispute or occupancy dispute, then the registrar must notify the applicant accordingly and take no further action in relation to the matter.
- (5) A notice under subsection (4) must—
- (a) be in writing; and
  - (b) include a statement to the effect that the person notified may, within 1 week after the date of the notice, require the registrar to refer the application to the tribunal.

## **76 After failed mediation**

- (1) If—
- (a) the registrar refers a tenancy dispute or occupancy dispute to an approved mediator; and
  - (b) the parties to the dispute fail to reach agreement in relation to the dispute;
- the registrar must—
- (c) unless the registrar has already done so, refer the application to the tribunal; and

- (d) if appropriate, require the parties to attend a preliminary conference.
- (2) For subsection (1), it is appropriate to require the parties to a tenancy dispute or occupancy dispute to attend a preliminary conference if, in the registrar's opinion, a preliminary conference is likely—
  - (a) to resolve the dispute; or
  - (b) to narrow the issues in dispute or help to prepare the parties for a tribunal hearing.

### **77 Considerations for registrar**

The registrar, when considering what action to take under section 75 or 76—

- (a) must have regard to the need to facilitate the hearing and deciding of tenancy disputes and occupancy disputes (if the application is not otherwise resolved) within 4 weeks after the date of application; and
- (b) may refer a tenancy dispute or occupancy dispute to an approved mediator or require the parties to attend a preliminary conference even though the registrar has referred the application to the tribunal.

### **78 Referral to tribunal**

If, after receiving notice under section 75 (4), an applicant requires the registrar to refer the application to the tribunal, the registrar must refer the application to the tribunal.

## **Division 6.3 Preliminary conferences**

### **81 Nonattendance at preliminary conferences**

- (1) If—



- (a) the registrar requires the parties to a tenancy dispute or occupancy dispute to attend a preliminary conference; and
- (b) the registrar is satisfied that the parties have been given notice of the conference; and
- (c) on the day and at the time and place fixed for the conference a party fails to attend the conference, either personally or by a representative;

the registrar may—

- (d) if neither party attends—strike out the application in relation to the dispute; or
  - (e) if the applicant fails to attend—strike out the application in relation to the dispute; or
  - (f) if the respondent fails to attend—make an order in favour of the applicant.
- (2) However, the registrar may adjourn a preliminary conference if satisfied that a party or a party's representative is, for good reason, unable to attend the conference.
- (3) If the registrar adjourns a conference under subsection (2), the registrar must notify the parties of the day, time and place fixed for the resumption of the conference.

## **82 Representation**

A party to a preliminary conference may be represented at the conference by a lawyer or an agent.

## **83 Taking evidence at preliminary conference**

The registrar or a referee may—

- (a) take evidence on oath at a preliminary conference and, for that purpose, may require a person attending the conference to take an oath and administer an oath to the person; and

*Note* **Oath** includes affirmation and **take** an oath includes make an affirmation (see Legislation Act, dict, pt 1).

- (b) require a person attending before the conference to do either or both of the following:

- (i) answer a question relevant to the conference;
- (ii) produce a stated document or other thing relevant to the conference.

*Note* The Legislation Act, s 170 and s 171 deal with the application of the privilege against selfincrimination and client legal privilege.

#### **84 Agreement at preliminary conference**

- (1) If a tenancy dispute or occupancy dispute is resolved at a preliminary conference, the registrar must arrange for the agreement to be put in writing and signed by or on behalf of the parties.
- (2) The registrar must, at the end of 2 days after the day when the parties to a tenancy dispute or occupancy dispute signed an agreement mentioned in subsection (1), unless a party to the agreement sooner notifies the registrar that the party withdraws from the agreement, file the agreement with the tribunal.
- (3) An agreement filed with the tribunal under subsection (2) may be enforced as if it were an order of the tribunal.

#### **85 Non-agreement at preliminary conference**

If the parties to a tenancy dispute or occupancy dispute fail to reach agreement at a preliminary conference, the registrar must, if the registrar has not already done so, refer the application to the tribunal.

**86 Referral of questions of law**

- (1) A referee may, on the referee's own initiative, refer a question of law arising during a preliminary conference to the tribunal.
- (2) Jurisdiction is vested in the tribunal to hear and decide a question referred to it under subsection (1).

**87 Review of decisions of referee**

If a referee makes an order, gives a direction or does any other act in relation to a proceeding the tribunal may, on application made by any party to the tenancy dispute or occupancy dispute, review the order, direction or other act and may make the order by way of confirmation, variation, discharge or otherwise that the tribunal considers just.

**Division 6.4 Tribunal hearings**

**88 Parties**

Each of the following is a party to a tribunal hearing:

- (a) each party to the tenancy dispute or occupancy dispute;
- (b) any person joined to the proceeding by the tribunal;
- (c) if the commissioner intervenes in accordance with section 89—the commissioner.

**89 Intervention by commissioner**

- (1) The commissioner may intervene in a tribunal hearing or related proceeding if—
  - (a) the commissioner considers that it would be in the public interest; and
  - (b) the Minister consents.

- (2) If the commissioner intervenes in any proceeding under subsection (1), it must be presumed, in the absence of evidence to the contrary, that the Minister has consented to the intervention.

## **90 Hearings**

- (1) The tribunal must hear each dispute referred to it by the registrar.
- (2) A tribunal hearing must be in public unless there are exceptional circumstances that, in the opinion of the tribunal, warrant a closed hearing.

## **91 Procedure in absence of party**

If, at the time fixed for the hearing of a tenancy dispute or occupancy dispute by the tribunal, a party to the dispute fails to appear, either personally or by a representative, the tribunal may—

- (a) order that the dispute be again set down for hearing or that such other steps be taken before the hearing proceeds as the tribunal directs; or
- (b) adjourn the proceeding; or
- (c) if the party is the applicant—dismiss the application; or
- (d) proceed with the hearing *ex parte* generally or as regards any relief claimed in the proceeding.

## **92 Adjournment of proceedings**

The tribunal may, at any time, adjourn the hearing of or the further hearing of a tenancy dispute or occupancy dispute in the way and on the terms that the tribunal considers just.

## **93 Record of proceedings**

The tribunal must keep a record of its proceedings.

**94 Inquiries**

For a hearing the tribunal may make the inquiries it considers appropriate.

**95 Representation**

A person appearing at a hearing may be represented at the hearing by a lawyer or an agent.

**96 Subpoena to witnesses**

- (1) The tribunal may, by written notice given to a person (a *subpoena*), require the person to appear before the tribunal at a hearing, at a stated time and place, to do either or both of the following:
  - (a) to give evidence;
  - (b) to produce a stated document or other thing relevant to the hearing.
- (2) The tribunal may give a party leave to inspect a document produced under a subpoena.
- (3) A person is taken to have complied with a subpoena under subsection (1) (b) if the person gives the document or other thing to the registrar before the date stated in the subpoena for its production.
- (4) In this section:  
*subpoena* includes summons.
- (5) Subsection (4) and this subsection expire 1 year after the day they commence.

**96A Appearance by audiovisual or audio links**

- (1) This section applies where, in relation to a hearing or a part of a hearing (the *relevant hearing*), the tribunal has given a direction under the *Evidence (Miscellaneous Provisions) Act 1991*,

section 20 (1) (Territory courts may take evidence and submissions from outside ACT) or section 32 (1) (Use of link in proceedings).

- (2) If this section applies a person who, in a relevant hearing—
- (a) is required or entitled to appear personally, whether as a party or as a witness; or
  - (b) is entitled to appear for someone else;
- may appear in the hearing and participate or give evidence, as the case requires, in accordance with the direction.
- (3) A person who appears in a relevant hearing in accordance with this section is taken to be before the tribunal.

## **97 Powers of tribunal in relation to witnesses**

The tribunal may require a witness appearing before the tribunal at a hearing to give evidence to do 1 or more of the following:

- (a) to take an oath;
- (b) to answer a question relevant to the hearing;
- (c) to produce a stated document or other thing relevant to the hearing.

*Note 1* **Oath** includes affirmation and **take** an oath includes make an affirmation (see Legislation Act, dict, pt 1).

*Note 2* The Legislation Act, s 170 and s 171 deal with the application of the privilege against selfincrimination and client legal privilege.

## **98 Assistance to parties**

- (1) The tribunal must actively assist parties to a hearing to understand the hearing process and present their case.
- (2) A regulation may prescribe particulars of assistance to be given under subsection (1).

**99 Amendments**

At any stage of a hearing, the tribunal may—

- (a) on application by a party or on its own initiative, order that any document in the hearing be amended; or
- (b) with the consent of the parties, give leave to any party to amend any document of that party in the hearing.

**100 Costs**

The parties to a hearing must bear their own costs unless the tribunal orders otherwise in accordance with a requirement of the tribunal under section 102 (1) (b).

**101 Renewed hearings**

- (1) If an order made by the tribunal at the conclusion of a hearing is breached, the party in whose favour the order was made may apply to the tribunal for the renewal of the hearing of the tenancy dispute or occupancy dispute.
- (2) An application under subsection (1) must be by written notice to the registrar.
- (3) On application under subsection (1), the tribunal may renew its hearing into the tenancy dispute or occupancy dispute.
- (4) This part applies to a renewed hearing of a tenancy dispute or occupancy dispute in the same way as it applies to an original hearing of a tenancy dispute or occupancy dispute.

**Division 6.5 Procedural powers and orders of tribunal**

**102 Procedural powers of tribunal**

- (1) In addition to any other power specified in this Act, the tribunal may do any of the following:

- (a) if it considers an application is frivolous or vexatious—refuse to hear the application or dismiss it;
- (b) if it considers that a party to an application caused unreasonable delay or obstruction before or during the hearing of the application—require the party to pay the reasonable costs of the other party arising from the hearing;
- (c) hear an application jointly with any other application that arises from the same or similar facts;
- (d) join a person to a proceeding if it considers appropriate;
- (e) if satisfied that a decision of the tribunal was based on evidence that was fraudulent in a material particular—overturn the decision and rehear the application;
- (f) take any other action that it considers appropriate that is consistent with this Act.

*Note* A reference to an Act includes a reference to the statutory instruments made or in force under the Act, including a regulation (see Legislation Act, s 104).

- (2) The tribunal may amend or set aside an order it has made if—
  - (a) the order was made after hearing a proceeding in the absence of a party; or
  - (b) the order is in error in relation to an amount of money or the name or address of a party, and the tribunal proposes to amend or set aside the order only to correct the error; or
  - (c) extraordinary circumstances make it appropriate to amend or set aside the order.
- (3) The tribunal may, on application by a party, while a termination and possession order subject to a condition precedent is in force – do any of the following:
  - (a) amend the order, whether by extending it to a stated date or otherwise; or



(b) set the order aside;

whether or not a notice has been served under section 42(1).

### **103 Interim orders**

(1) If, before a hearing—

(a) a party to the hearing applies to the tribunal for an interim order under this section; and

(b) the tribunal is satisfied that, if an order under this section were not made before the start of the hearing, the party applying for the order would suffer detriment;

the tribunal may make the interim order that it considers appropriate to safeguard the position of that party.

*Note* If a form is approved under s 123A (Approved forms—registrar) for an application, the form must be used.

(2) An interim order remains in force until—

(a) the end of 2 weeks after it is made; or

(b) the tribunal otherwise orders; or

(c) the tribunal makes an order at the conclusion of a hearing;

whichever is earlier.

(3) The tribunal may, on application by a party, while an interim order is in force—

(a) vary the order; or

(b) rescind the order; or

(c) extend the order for a further 2 weeks.

(4) If a person against whom an interim order is made is not present at the making of the order, the registrar must serve a copy of the order on the person as soon as practicable after the order is made.

## **104 Orders**

The tribunal may, in addition to any other order it is empowered to make, make the following orders in relation to an application about a tenancy dispute or occupancy dispute:

- (a) an order restraining any action in breach of a residential tenancy agreement or occupancy agreement;
- (b) an order requiring performance of a residential tenancy agreement or occupancy agreement;
- (c) an order requiring the payment of money to the Territory or a person;
- (d) an order requiring the payment of compensation for loss of rent or any other loss caused by the breach of a residential tenancy agreement or occupancy agreement;
- (e) an order specifying that an amount of money (not more than the amount of bond paid into the trust account in relation to the relevant residential tenancy agreement) be paid to the lessor from the trust account;
- (f) an order restoring a residential tenancy agreement or occupancy agreement and granting the former tenant or occupant possession of premises—
  - (i) from which the person was evicted in contravention of this Act; or
  - (ii) that the person vacated in accordance with a termination notice that was not in the form (if any) approved under section 133 (Approved forms—Minister) for the notice;
- (g) an order requiring payment of all or part of the rent payable under the standard residential tenancy terms or standard occupancy terms into the tribunal until the tribunal orders otherwise;

- (h) an order directing payment out of any money paid into the tribunal as appropriate;
- (i) an order terminating a residential tenancy agreement or occupancy agreement and granting vacant possession of the relevant premises to the applicant for the order;
- (j) an order declaring the premises were abandoned on a particular day;
- (k) an order correcting a defect in a notice or in the service of a notice;
- (l) any other order the tribunal considers appropriate.

**104A Tribunal may refer matters to other entities**

The tribunal may, by order, refer a dispute before it to another entity if satisfied that the dispute could be more appropriately dealt with by the other entity.

**104B Tribunal to record details of order**

If the tribunal makes an order, the tribunal must make and keep a written record of the details of the order.

*Note* The tribunal may decide that particular details are to be recorded (see s 120 (2)).

**105 Tribunal to give copy of order and order details to parties**

- (1) If the tribunal makes an order, the tribunal must give each party to the hearing a copy of the order within 1 week after the day the tribunal made the order.
- (2) A party may ask the tribunal for a copy of the details of the order within 1 week after the day the tribunal made the order.
- (3) If a party asks the tribunal for a copy of the details of the order within 1 week after the day the tribunal made the order, the tribunal

must give the party a copy of the details of the order within 1 week after the day the party made the application.

**106 Statement of reasons**

- (1) If—
- (a) the tribunal makes an order; and
  - (b) within 2 weeks after the day the order is made a party to the hearing requests a statement of reasons for the making of the order;

the tribunal must provide to the party a written statement of the reasons.

- (2) A statement of reasons must—
- (a) set out the tribunal's findings on material questions of fact; and
  - (b) refer to the evidence or other material on which the finding was made; and
  - (c) give the tribunal's reasons for making the order.

**107 Notice of intention to vacate—award of compensation**

- (1) If a lessor received a notice of intention to vacate before the expiration of a fixed term agreement, and the date nominated in the notice as the date when the tenant intends to vacate is a date before the expiration of the agreement, the lessor may—
- (a) accept the notice; or
  - (b) apply to the tribunal for compensation for—
    - (i) the loss of the rent that the lessor would have received had the agreement continued to the end of its term; and
    - (ii) the reasonable costs of advertising the premises for lease and of giving a right to occupy the premises to another person.

- (2) On application, the tribunal may award compensation of the kind mentioned in subsection (1) (b).
- (3) The amount of compensation the tribunal may award—
  - (a) under subsection (1) (b) (i) must not exceed an amount equal to—
    - (i) 25 weeks rent; or
    - (ii) rent in relation to the unexpired part of the agreement; whichever is the lesser; and
  - (b) under subsection (1) (b) (ii) must not exceed an amount equal to 1 week's rent.
- (4) In deciding the amount of compensation that may be awarded in relation to the reasonable costs of advertising, the tribunal must have regard to when, apart from the vacation of the premises—
  - (a) the agreement would have expired; and
  - (b) the lessor would have incurred the costs.

**U** 107A      **Substitution of tenant**

**U** **Part 6A**                      **Tenancy databases**

**U** **Division 6.6**                **Enforcement**

**108**      **Failure to comply with tribunal orders**

- (1) A party to a hearing must not fail to comply with an order of the tribunal.
- (2) If a person contravenes subsection (1), the tribunal may order the person to pay a stated amount (not more than \$5 000) to the Territory.
- (3) A person commits an offence if—

- (a) the person contravenes subsection (1) (the *first contravention*); and
- (b) the tribunal makes an order under subsection (2) in relation to the first contravention; and
- (c) within 1 year immediately after the day of the first contravention, the person again contravenes subsection (1) (the *subsequent contravention*); and
- (d) the first and subsequent contraventions are not against orders arising from the same proceeding.

Maximum penalty: 50 penalty units, imprisonment for 6 months or both.

- (4) Subsection (3) does not apply if the person has a reasonable excuse for the first or subsequent contravention.

## **109 Orders for payment of money**

- (1) If an order of the tribunal is for payment of an amount of money (including any amount awarded as costs), the order is taken, on the filing of the prescribed documents in the registry of the Magistrates Court, to be a judgment of that court for the payment of that amount of money in accordance with the order of the tribunal.
- (2) For subsection (1), the prescribed documents are—
  - (a) a copy of the order of the tribunal certified by the registrar to be a true copy; and
  - (b) an affidavit by the person to whom the amount of money was ordered to be paid specifying the amount unpaid under the order and, if the order is to take effect on any default, the nature of the default.
- (3) If an order sought to be enforced under subsection (1) requires payment to the Territory, the affidavit mentioned in

subsection (2) (b) in relation to the order may be sworn by the registrar or a person authorised by the Territory for this subsection.

- (4) Despite anything in any other Act, no fee is payable for the filing of documents under this section.

## **Part 7 Residential Tenancies Tribunal**

### **Division 7.1 Jurisdiction**

#### **110 Establishment**

The Residential Tenancies Tribunal is established.

#### **111 Constitution**

The tribunal consists of—

- (a) a president appointed under section 112 (1); or
- (b) the president and 2 people appointed by the president under section 112 (3); or
- (c) a person appointed by the president under section 112 (4).

#### **112 Membership**

- (1) The president must be a magistrate appointed by the Minister by instrument.
- (2) The president holds office for the period (not longer than 5 years) specified in the instrument of appointment but is eligible for reappointment.
- (3) If the president considers it desirable, having regard to the nature and complexity of a particular matter to be decided by the tribunal, the president must, in writing, appoint 2 further members of the tribunal for the hearing from the people selected under subsection (5).



- (4) If the president considers it desirable, having regard to the nature of a particular matter to be decided by the tribunal, the president must, in writing, appoint a member of the tribunal for the hearing from the people selected under subsection (5).

*Note* The president may appoint a member to the tribunal for the hearing of a particular class of matters (see Legislation Act s 48 (1)).

- (5) The Minister must, in writing, select people who, in the Minister's opinion, are qualified, because of experience and expertise, to be members of the tribunal.
- (6) The *Legislation Act 2001*, division 19.3.3 (Appointments—Assembly consultation) applies to a selection by the Minister under subsection (5) as if—
- (a) a reference to the appointment of a person to a statutory office were a reference to a selection by the Minister; and
  - (b) a reference to an appointment were a reference to a selection; and
  - (c) all other necessary changes were made.

### **113 Acting president**

- (1) The Minister may appoint a magistrate to be the acting president.
- (2) The acting president acts as president—
- (a) during a vacancy in the office of president, whether or not an appointment has previously been made to that office; or
  - (b) during any period or during all periods when the president is, for any reason, unable to exercise the functions of the office.
- (3) If the acting president is acting in the circumstances mentioned in subsection (2) (a), the acting president must not act continuously as president for more than 12 months.
- (4) Anything done in good faith by or in relation to a person purporting to act under subsection (2) is not invalid on the ground that—

- (a) the appointment was ineffective or had ceased to have effect;  
or
- (b) the occasion to act had not arisen or had ceased.

**114 Registrar and deputy registrar**

- (1) The registrar of the Magistrates Court is the registrar of the tribunal.
- (2) Each deputy registrar of the Magistrates Court is a deputy registrar of the tribunal.
- (3) Subject to any direction of the registrar, a deputy registrar of the tribunal may exercise the powers of the registrar of the tribunal.
- (4) The registrar may, by signed writing, delegate to a public servant all or any of his or her powers under this Act.

**115 Jurisdiction**

- (1) Subject to this section and the Self-Government Act, section 48A, the tribunal has exclusive jurisdiction to hear and decide any matter that may be the subject of an application to it under this Act or the standard residential tenancy terms or standard occupancy terms.

*Note* The Self-Government Act, s 48A deals with the jurisdiction and powers of the Supreme Court.

- (2) The tribunal does not have jurisdiction to make an order for the payment of an amount, or for work of a value, exceeding \$10 000.
- (3) A claim for payment of an amount, or for work of a value, exceeding \$10 000 may be made in a court competent to hear and decide claims based on contract for the amount claimed.
- (4) If a claim mentioned in subsection (3) may be made—
  - (a) the claimant may also make any other claim related to the relevant tenancy dispute or occupancy dispute; and
  - (b) the court in which the proceeding is brought may exercise the powers of the tribunal under this Act.

**115A Disputes about agreements no longer in force**

If a residential tenancy agreement or occupancy agreement is no longer in force, the tribunal may decide a tenancy dispute or occupancy dispute arising from the agreement only if—

- (a) this Act applied to the agreement while the agreement was in force; and
- (b) a party makes an application to the tribunal about the dispute within 6 years after the day, or the last day, the conduct giving rise to the dispute happened.

**Division 7.2 Referees**

**U 116 Referees**

- (1) The president may appoint people as referees of the tribunal.
- (2) The president must not appoint a person as referee unless the person is a lawyer and has been for not less than 5 years.
- (3) An appointment under subsection (1) must be in writing signed by the president.
- (4) An appointment may be revoked by written notice signed by the president and given to the referee.
- (5) A referee may hear and decide an application and, subject to subsection (7), make any order that the tribunal may make.
- (6) Subject to subsection (7), if a referee is hearing and deciding an application, division 6.5 and division 6.6 apply to the hearing as if a reference to the tribunal were a reference to the referee.
- (7) A referee is not authorised to order the payment of—
  - (a) compensation for a breach of the standard residential tenancy terms or standard occupancy terms; or

- (b) any amount of money (other than unpaid rent) that cannot be ascertained by reference to a receipt or statement of account.

## **Division 7.3 Registrar and deputy registrars**

### **117 Functions and powers**

- (1) In addition to the functions given to the registrar under any other provision of this Act, the registrar has the following functions:
  - (a) to assist people to make application to the tribunal and provide applicants with information about the tribunal;
  - (b) to provide the public with information about the services provided by or through the tribunal for the resolution of tenancy disputes and occupancy disputes;
  - (c) to provide the public with information about, and refer people to, other services provided by the public and private sectors for the resolution of tenancy disputes and occupancy disputes;
  - (d) to provide lessors, tenants, grantors, occupants and the public with information and education about residential tenancy agreements and occupancy agreements;
  - (e) to consult regularly with relevant entities in the public and private sectors about residential tenancy and occupancy issues and inform the president and the Minister about any issues relating to residential tenancy or occupancy raised by those entities;
  - (f) to appoint the deputy registrars of the tribunal that are required;
  - (g) the other functions that are prescribed.
- (2) In addition to the specific powers provided by this Act, the registrar has the powers that are necessary and convenient for the exercise of the registrars' functions.

**118 President's involvement**

The registrar must exercise the registrar's functions in consultation with, and subject to any direction of, the president.

**119 Deputy registrars**

- (1) There may be 1 or more deputy registrars of the tribunal.
- (2) A deputy registrar may exercise any function of the registrar, subject to any direction of the registrar.

**Division 7.4 Other matters about tribunal**

**120 Procedure generally**

- (1) If this Act does not prescribe a procedure for a matter in a hearing or a step in a proceeding, the tribunal may decide its own procedure for the matter or step.
- (2) Without limiting subsection (1), the tribunal may decide which details of the order are to be recorded for section 104B (Tribunal to record details of order).

*Note* A reference to an Act includes a reference to the statutory instruments made or in force under the Act, including a regulation (see Legislation Act, s 104).

**121 Informality of procedures**

- (1) In the exercise of a function, the tribunal must have regard to the rules of natural justice.
- (2) Subject to subsection (1), the tribunal—
  - (a) must proceed with as little formality and technicality and with as much expedition as the requirements of this or any other Act and a proper consideration of the matter allow; and
  - (b) is not bound by rules of evidence but may inform itself of any matter in any way it considers appropriate.

**122 Contempt of tribunal**

A person commits an offence if the person does something in the face, or within the hearing, of the tribunal that would be contempt of court if the tribunal were a court of record.

Maximum penalty: 100 penalty units, imprisonment for 1 year or both.

**122A Application of Criminal Code, ch 7**

A proceeding before the tribunal, the registrar, a referee or an approved mediator is a legal proceeding for the Criminal Code, chapter 7 (Administration of justice offences).

*Note* That chapter includes offences (eg perjury, falsifying evidence, failing to attend and refusing to be sworn) applying in relation to tribunal etc proceedings.

**123 Protection of members etc**

No action, suit or other civil proceeding lies against a person who is or has been—

- (a) a member of the tribunal; or
- (b) the registrar or a deputy registrar of the tribunal; or
- (c) a referee; or
- (d) acting under the direction or authority of the tribunal; or
- (e) participating in proceedings; or
- (f) a public servant providing administrative assistance to the tribunal;

in relation to an act done or omitted to be done in good faith in the exercise or purported exercise of a function under this Act.

**123A Approved forms—registrar**

- (1) The registrar may, in writing, approve forms in relation to proceedings before the tribunal.
- (2) If the registrar approves a form for a particular purpose, the approved form must be used for that purpose.
- (3) An approved form is a notifiable instrument.

*Note* A notifiable instrument must be notified under the Legislation Act.

## Part 8 Referrals and appeals to Supreme Court

### 124 Referral of questions of law

- (1) If the tribunal considers that a question of law raises an issue of public importance, the tribunal may refer the question to the Supreme Court.
- (2) The tribunal may act under subsection (1) on its own initiative or on application by a party.

### 125 Appeals from tribunal decisions

- (1) A party to a tribunal hearing may, with the Supreme Court's leave, appeal to the court on a question of law from a decision of the tribunal in the hearing.
- (2) The appeal must be made—
  - (a) within 4 weeks after the day the tribunal gives a copy of the order to the party (under section 105 (1)); or
  - (b) if the party has asked for a copy of the details of the order within 1 week after the day the order was made (under section 105 (2))—within 4 weeks after the day the tribunal gives the details of the order to the party (under section 105 (3)); or
  - (c) if the party has asked for a statement of reasons within 2 weeks after the day the order was made (under section 106 (1) (b))—within 4 weeks after the day the tribunal gives the statement of reasons to the party (under section 106 (1)); or
  - (d) within any further time that the Supreme Court allows.
- (3) The Supreme Court must decide the appeal, and may make any of the following orders:



- (a) an order confirming or setting aside the decision of the tribunal;
  - (b) an order remitting the case to be heard and decided again, either with or without the hearing of further evidence, by the tribunal in accordance with the court's directions;
  - (c) an order for costs.
- (4) The Supreme Court may also make any other order the court considers appropriate.

## Part 9 Miscellaneous

**U 126 Declared crisis accommodation provider**

**127 Death of 1 of more than 2 tenants**

If 1 of 2 or more tenants who are parties to a residential tenancy agreement dies, the tenancy and the tenancy agreement continue to operate—

- (a) with the remaining tenant as the sole tenant; or
- (b) if there are 2 or more remaining tenants—with the tenants as joint tenants or tenants in common.

**U 127A Transfer of public housing under will**

**128 Purported assignment or subletting**

- (1) The purported assignment or subletting of premises in contravention of the standard residential tenancy terms is unenforceable and a person to whom premises are so assigned or sublet resides in the premises as a licensee only.
- (2) Subsection (1) does not apply to the assignment or subletting of premises in accordance with a term of the residential tenancy agreement endorsed by the tribunal.

**129 Admissibility of evidence given before approved mediator etc**

- (1) The following evidence is not admissible against a person in a criminal proceeding:
  - (a) evidence given before an approved mediator during mediation, before the tribunal or during a preliminary conference;

- (b) evidence of any information or thing obtained directly or indirectly because of evidence mentioned in paragraph (a).
- (2) However, evidence mentioned in subsection (1) is admissible in a prosecution for the following offences:
  - (a) an offence against section 122 (Contempt of tribunal);
  - (b) an offence against the Criminal Code, section 725 (Obstructing etc legal proceeding);
  - (c) any offence in relation to the falsity or the misleading nature of the evidence.
- (3) Evidence of any words spoken during mediation before an approved mediator or at a preliminary conference may only be admitted in a civil proceeding under this Act if the evidence relates to the making of an order by a referee.

### **131 Proceedings by children**

- (1) A proceeding under this Act may be started by a child as if the child were an adult.
- (2) The rules in force under the *Court Procedures Act 2004* that apply in relation to the approval of settlements and compromises, and amounts ordered or agreed to be paid, in a civil proceeding brought in the Magistrates Court by a child apply in relation to a proceeding brought under this Act by a child.
- (3) The rules mentioned in subsection (2) apply as if all necessary changes, and any changes prescribed by regulation, were made.

### **132 Enforcing agreements by or against children**

A party to a residential tenancy agreement is not prevented from enforcing the agreement against another party only because either party is a child.

**133 Approved forms—Minister**

- (1) The Minister may, in writing, approve forms for this Act (other than in relation to proceedings before the tribunal).
- (2) If the Minister approves a form for a particular purpose, the approved form must be used for that purpose.
- (3) An approved form is a notifiable instrument.

*Note* A notifiable instrument must be notified under the Legislation Act.

**U 136 Regulation-making power**

- (1) The Executive may make regulations for this Act.

*Note* A regulation must be notified, and presented to the Legislative Assembly, under the Legislation Act.

- (2) A regulation may make provision in relation to the following:
  - (a) mediation;
  - (b) preliminary conferences;
  - (c) giving notice to parties before a tribunal hearing;
  - (d) the keeping of records.

## Part 10 Transitional

### 137 Occupancy agreements

Part 5A applies in relation to an occupancy dispute that starts on or after the day part 5A commences.

### 139 Expiry of pt 10

This part expires 1 year after the day it commences.

## Schedule 1 Standard residential tenancy terms

(see s 8)

### Lessor and tenant must comply with terms of tenancy agreement

- 1 (1) This tenancy agreement is made under the *Residential Tenancies Act 1997* (the *Residential Tenancies Act*).
- (2) The lessor and the tenant may agree to add additional clauses to the tenancy agreement but they must not be inconsistent with, or modify, existing clauses (except if permitted by the Act).
- 2 By signing this tenancy agreement, the lessor and the tenant agree to be bound by its terms during the period of the tenancy it creates.
- 3 A party to this tenancy agreement cannot contract out of it or out of the provisions of the Residential Tenancies Act, except as provided in that Act.
- 4 A fixed term tenancy must be for the single period specified in the tenancy agreement.
- 5 A periodic tenancy includes a tenancy that is not specified to be for a fixed term, including such a tenancy which commences on the expiration of a fixed term tenancy.
- 6 A reference in this tenancy agreement to a notice to vacate and a notice of intention to vacate is taken to be a reference to a termination notice under the Residential Tenancies Act.

### Costs and procedures for establishing tenancy agreement

- 7 The lessor bears the cost of preparation and execution of this tenancy agreement.

- 
- 8 The tenant is responsible for any legal costs that the tenant incurs in relation to preparation and execution of this tenancy agreement.
- 9 The lessor must give a copy of the proposed tenancy agreement to the tenant before the commencement of the tenancy.
- 10 The tenancy agreement must be signed by the tenant and by the lessor (or by their authorised agents).
- 11 The lessor must give a copy of the tenancy agreement, signed by each party, to the tenant as soon as possible after it has been signed by each party, but no later than 3 weeks after the tenant has returned a signed copy.
- 12 If the lessor does not return the tenancy agreement to the tenant, as provided by clause 11, the tenancy agreement has full effect in the terms signed by the tenant on occupation of the premises or acceptance of rent.

### Information

- 13
- (1) The lessor must provide to the tenant a copy of an information booklet about residential tenancies authorised by the commissioner of fair trading before the commencement of this agreement.
  - (2) If it is not possible to provide the tenant with a booklet, the lessor must inform the tenant of the booklet and where it may be obtained.
  - (3) If the premises are a unit within the meaning of the *Unit Titles Act 2001*, the lessor must give the tenant a copy of the articles of the owners corporation before the commencement of this agreement.

## **Bond and condition report**

### **Maximum bond**

- 14 Payment of a bond is not necessary unless required by the lessor.
- 15 Only 1 bond is payable for the tenancy created by this tenancy agreement.
- 16 The amount of the bond must not exceed the amount of 4 weeks rent.

### **Lodgment of the bond with the Office of Rental Bonds**

- 17 If the lessor requires a bond, the bond must be lodged with the Office of Rental Bonds.
- 18 Either party may lodge the bond with the Office of Rental Bonds.

### **If the lessor and tenant agree that the tenant is to lodge the bond**

- 19 If the parties agree that the tenant is to lodge the bond, the following applies:
- (a) the tenant must complete and sign the bond lodgment form provided by the Office of Rental Bonds and the lessor must do the same;
  - (b) the tenant must lodge the bond and bond lodgment form with the Office of Rental Bonds;
    - (i) the tenant must lodge the bond whether or not the lessor signs the bond lodgment form; and
    - (ii) payment of the bond to the Office of Rental Bonds must be in cash, by bank cheque or by other means permitted by that office;



- (c) the lessor may require lodgment of the bond before the lessor gives possession of the premises to the tenant and if this is the case, the tenant must be able to take possession of the premises and receive the keys to the premises as soon as the tenant provides the lessor with evidence of lodgment of the bond (such evidence includes the receipt of the Office of Rental Bonds).

### **If the lessor is to lodge the bond**

- 20 If the lessor is to lodge the bond, the following applies:
- (a) on receiving the bond, the lessor must give the tenant a receipt for the bond;
  - (b) the lessor must complete and sign the bond lodgment form and the tenant must do the same;
  - (c) the lessor must lodge the bond and bond lodgment form with the Office of Rental Bonds within 2 weeks of receiving the bond, or the commencement of the tenancy, whichever date is the later. If the lessor has a real estate agent, the agent has 4 weeks to lodge the bond;
  - (d) the lessor must lodge the bond whether or not the tenant completes the bond lodgment form.

### **Condition Report**

- 21 (1) Within 1 day of the tenant taking possession of the premises, the lessor must give 2 copies of a condition report completed by the lessor to the tenant.
- (2) The condition report must be on, or to the effect of, the condition report form published by the Territory.
- 22 (1) The tenant must examine the report and indicate on the report the tenant's agreement or disagreement with the items.

- (2) Within 2 weeks after the day the tenant receives the report, the tenant must return 1 copy of the report to the lessor, signed by the tenant and indicating the tenant's agreement or disagreement with the report or parts of the report.
- 23 The lessor must keep the condition report for a period of not less than 1 year after the end of the tenancy.

## Rent and other charges

### Rent and bond only as payment for the tenancy

- 24 The lessor must not require any payment other than rent or bond for the following:
- (a) the granting, extension, transfer or renewal of a tenancy or subtenancy;
  - (b) vacating of premises;
  - (c) obtaining a key to the premises;
  - (d) information on the availability of tenancies.

### Holding deposits

- 25 The Residential Tenancies Act prohibits the taking of holding deposits.

### Payment of rent

- 26
- (1) The tenant must pay the rent on time.
  - (2) The tenant must not use the bond money to pay the rent for the last week's of the tenancy.
  - (3) The tenant and the lessor may agree to change the way rent is paid (including, for example, where the rent is paid or whether it is to be paid into a nominated bank account or whether it is to be paid in person).

(4) The tenant and lessor may agree that rent is to be paid electronically.

27 The lessor must not require the tenant to pay rent by postdated cheque.

### **Maximum rent in advance**

28 The lessor must not require an amount of rent paid in advance greater than 1 calendar month.

### **Rent receipts**

29 If rent is paid in person to the lessor or a real estate agent, a receipt must be given at that time.

30 In other circumstances where rent is paid to the lessor, a receipt must be provided or sent by post within 1 week of its receipt.

31 (1) A receipt for payment of rent must specify the amount paid.  
(2) A receipt should specify the following:  
(a) the date of payment;  
(b) the period in relation to which the payment is made;  
(c) the premises in relation to which the payment is made;  
(d) whether the payment is for bond or rent.  
(3) If these particulars are not included in the receipt, the lessor must provide this information to the tenant within 4 weeks of a request by the tenant.

32 A receipt is not required if the rent is paid by the tenant directly into an account nominated by the lessor or real estate agent.

### Rent records

- 33 (1) The lessor must keep, or cause to be kept, records of the payment of rent.
- (2) Those records must be retained for a period of not less than 12 months after the end of the tenancy.

### Increase in rent

- 34 The amount of rent must not vary from period to period except as provided by this tenancy agreement and the Residential Tenancies Act.
- 35 The rent may not be increased at intervals of less than 12 months from either the beginning of the tenancy agreement for the first increase, or after that, from the date of the last increase.
- 36 Despite clause 35, if the commissioner for housing is the lessor under this tenancy agreement and the commissioner—
- (a) undertakes a review of rent in accordance with the *Housing Assistance Act 1987*, section 15 (3); and
  - (b) as a result of the review, decides to increase the rent; then—
  - (c) if a previous review of rent has been undertaken—the increase must not take effect less than 1 year after the date of the last increase of rent in relation to the premises; or
  - (d) if no previous review of rent has been undertaken—the commissioner may increase the rent.
- 37 The restriction on increase in rent applies provided the identity of at least 1 of the tenants who occupy the premises remains the same as at the time of the last increase.

**Review of excessive rent increases**

- 38 The lessor must give the tenant 8 weeks written notice of intention to increase the rent and include in the notice the amount of the increase, and the date when it is proposed to increase the rent.
- 39 (1) The tenant may apply in writing to the tribunal for review of an excessive increase in rent (time limits for applying and the meaning of excessive is set out in the Residential Tenancies Act).
- (2) On such application being made, no increase in rent is payable until so ordered by the tribunal.
- 40 If the tenant remains in occupation of the premises without applying to the tribunal for review, the increase in rent takes effect from the date specified in the notice.
- 41 If the tenant wishes to vacate the premises before the increase takes effect, the tenant must give 3 weeks notice to the lessor.

**Lessor's costs**

- 42 The lessor is responsible for the cost of the following:
- (a) rates and taxes relating to the premises;
  - (b) services for which the lessor agrees to be responsible;
  - (c) services for which there is not a separate metering device so that amounts consumed during the period of the tenancy cannot be accurately decided;
  - (d) all services up to the time of measurement or reading at the beginning of the tenancy;
  - (e) all services after reading or measurement at the end of the tenancy providing the tenant has not made any use of the service after the reading.

**Schedule 1** Standard residential tenancy terms

Clause 43

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- 43 (1) The lessor must pay for any physical installation of services (eg water, electricity, gas, telephone line).
- (2) The tenant is responsible for the connection of all services that will be supplied in the tenant's name.
- 44 The lessor must pay the annual supply charge associated with the supply of water or sewerage.
- 45 If the premises are a unit under the *Unit Titles Act 2001*, the lessor is responsible for all owners corporation charges.

**Tenant's costs**

- 46 The tenant is responsible for all charges associated with the consumption of services supplied to the premises, including electricity, gas, water and telephone.
- 47 The tenant is not required by the lessor to connect or continue a telephone service.

**Reading of metered services**

- 48 (1) The lessor is responsible for undertaking or arranging all readings or measurement of services, other than those that are connected in the name of the tenant.
- (2) The lessor must provide the tenant with an opportunity to verify readings and measurements.
- 49 If the lessor does not arrange reading or measurement of a service connected in the name of the lessor by the day after the date of expiry of notice to vacate given in accordance with this tenancy agreement or the Residential Tenancies Act, the lessor is be responsible for payment of the unread or unmeasured service after the date of the last reading or measurement.
- 50 (1) If the tenant vacates the premises without giving notice before departure, the lessor must arrange a reading or measurement of services connected in the lessor's name within a reasonable

time of the lessor becoming aware of the departure of the tenant.

- (2) The tenant is responsible for payment of services to the date of that reading or measurement.

### **Tenant's use of the premises without interference**

- 51 The lessor guarantees that there is no legal impediment to the use of the premises for residential purposes by the tenant.
- 52 The lessor must not cause or permit any interference with the reasonable peace, comfort or privacy of the tenant in the use by the tenant of the premises.
- 53 Unless otherwise agreed in writing, the tenant has exclusive possession of the premises, as described in the agreement, from the date of commencement of the tenancy agreement provided for in the agreement.

### **Lessor to make repairs**

#### **Lessor to provide premises in a reasonable state at the start of the tenancy**

- 54 (1) At the start of the tenancy, the lessor must ensure that the premises, including furniture, fittings and appliances (unless excluded from the tenancy agreement), are—
- (a) fit for habitation; and
  - (b) reasonably clean; and
  - (c) in a reasonable state of repair; and
  - (d) reasonably secure.
- (2) An exclusion must be in writing and may, but need not, be included in the tenancy agreement (if in writing).

- (3) The lessor or the tenant may change locks (at his or her own cost unless otherwise agreed) with the agreement of the other party (which will not be unreasonably withheld).
- (4) The lessor or the tenant may change locks (at his or her own cost) in an emergency without the agreement of the other party.
- (5) If a lock is changed, a copy of the key to the changed lock must be provided to the other party as soon as possible.

### **Lessor to make repairs**

- 55 (1) The lessor must maintain the premises in a reasonable state of repair having regard to their condition at the commencement of the tenancy agreement.
- (2) The tenant must notify the lessor of any need for repairs.
- (3) This section does not require the tenant to notify the lessor about anything that an ordinary tenant would reasonably be expected to do, for example, changing a light globe or a fuse.
- 56 The lessor is not obliged to repair damage caused by the negligence or wilful act of the tenant.
- 57 Subject to clause 55, the lessor must make repairs, other than urgent repairs, within 4 weeks of being notified of the need for the repairs (unless otherwise agreed).

### **Repairs in unit title premises**

- 58 If the premises are a unit under the *Unit Titles Act 2001*, and the tenant's use and enjoyment of the premises reasonably requires repairs to the common property, the lessor must take all steps necessary to require the owners corporation to make the repairs as quickly as possible.



**Urgent repairs**

- 59 The tenant must notify the lessor (or the lessor's nominee) of the need for urgent repairs as soon as practicable, and the lessor must, subject to clause 82, carry out those repairs as soon as necessary, having regard to the nature of the problem.
- 60 The following are urgent repairs in relation to the premises, or services or fixtures supplied by the lessor:
- (a) a burst water service;
  - (b) a blocked or broken lavatory system;
  - (c) a serious roof leak;
  - (d) a gas leak;
  - (e) a dangerous electrical fault;
  - (f) flooding or serious flood damage;
  - (g) serious storm or fire damage;
  - (h) a failure of gas, electricity or water supply to the premises;
  - (i) the failure of a refrigerator supplied with the premises;
  - (j) a failure or breakdown of any service on the premises essential for hot water, cooking, heating or laundering;
  - (k) a fault or damage that causes the residential premises to be unsafe or insecure;
  - (l) a fault or damage likely to cause injury to person or property;
  - (m) a serious fault in any door, staircase, lift or other common area that inhibits or unduly inconveniences the tenant in gaining access to and use of the premises.

### **Tenant may authorise urgent repairs in certain circumstances**

- 61 If the lessor (or the lessor's nominee) cannot be contacted, or fails to effect the urgent repairs within a reasonable time, the tenant may arrange for urgent repairs to be effected to a maximum value of up to 5% of the rent of the property over a year.
- 62 The following procedures apply to urgent repairs arranged by the tenant:
- (a) the repairs arranged by the tenant must be made by the qualified tradesperson nominated by the lessor in the tenancy agreement;
  - (b) if the lessor has not nominated a tradesperson, or the nominated tradesperson cannot be contacted or is otherwise unavailable—the repairs must be performed by a qualified tradesperson of the tenant's choosing;
  - (c) if the repairs are arranged by the tenant in accordance with these procedures—the lessor is liable for the cost of repairs and the tradesperson may bill the lessor direct;
  - (d) if the tenant does not act in strict compliance with this clause—the tenant is personally liable for the cost of any urgent repairs arranged by the tenant.

### **Tenant to look after the premises**

#### **The tenant must take reasonable care of the premises and keep the premises reasonably clean**

- 63 During the tenancy, the tenant must—
- (a) not intentionally or negligently damage the premises or permit such damage; and
  - (b) notify the lessor of any damage as soon as possible; and

- (c) take reasonable care of the premises and their contents, and keep them reasonably clean, having regard to their condition at the time of the commencement of the tenancy and the normal incidents of living.
- 64 The tenant must leave the premises—
- (a) in substantially the same state of cleanliness, removing all the tenant's belongings and any other goods brought onto the premises during the duration of the tenancy agreement; and
- (b) in substantially the same condition as the premises were in at the commencement of the tenancy agreement, fair wear and tear excepted.
- 65 The lessor must not require the tenant to make alterations, improvements or renovations to the premises.

**Tenant of unit to observe articles**

- 66 If the premises are a unit under the *Unit Titles Act 2001*, the tenant must comply with the articles of the owners corporation, and with any notice served in accordance with the articles, to the extent that they are not inconsistent with the standard residential tenancy terms in this agreement.

**Tenant must make no alterations and must not add any fixtures or fittings without the consent of lessor**

- 67 The tenant must not make any additions or alterations to the premises without the written consent of the lessor.
- 68 (1) The tenant must not add any fixtures or fittings to the premises without the consent of the lessor.
- (2) The lessor's consent must not be unreasonably withheld.
- (3) The tenant must make good any damage to the premises on removal of any fixtures and fittings.

- (4) Any fixtures or fittings not removed by the tenant before the tenant leaves the premises becomes the property of the lessor.

**Tenant must not use the premises for illegal purposes and must not disturb the neighbours**

- 69 Unless otherwise agreed in writing, the tenant must only use the premises for residential purposes.
- 70 The tenant must not:
- (a) use the premises, or permit them to be used, for an illegal purpose to the detriment of the lessor's interest in the premises; or
  - (b) cause or permit nuisance; or
  - (c) interfere, or permit interference, with the quiet enjoyment of the occupiers of nearby premises.
- 71 The tenant must not leave the premises vacant for more than 3 weeks without notifying the lessor.

**Tenant must not sell, dispose of, or sublet tenancy without consent of lessor**

- 72 (1) The tenant must not assign or sublet the premises or any part of them without the written consent of the lessor.
- (2) Consent may be given at any time.
- (3) No rights in relation to the premises may be created in any third party before consent is obtained from the lessor.

**Tenant may be responsible for damage or other breach of tenancy agreement by visitors or guests**

- 73 The tenant is personally responsible for the actions or omissions of visitors, guests or other people on the premises if:

- (a) the action or omission would if performed by the tenant have constituted a breach of this tenancy agreement; and
- (b) the person is on the premises with the permission of the tenant.
- 74 The tenant is not personally responsible for the actions or omissions of a person who is on the premises:
- (a) at the request of the lessor; or
- (b) to assist the lessor perform any of the duties of the lessor under this tenancy agreement (whether at the request of the lessor or the tenant); or
- (c) without the consent of the tenant.

## **Lessor's access to premises**

### **Lessor cannot enter premises except as provided in tenancy agreement**

- 75 (1) The lessor must not require access to the premises during the tenancy except as provided by the law, this tenancy agreement, the Residential Tenancies Act, or an order of the tribunal.
- (2) The tenant may permit access to the premises by the lessor at any time.
- (3) If requested, the lessor or the lessor's agent must provide identification to the tenant.
- 76 The lessor must not have access to the premises—
- (a) on Sundays; or
- (b) on public holidays; or
- (c) before 8 am and after 6 pm;  
other than—

- (d) for the purpose of carrying out urgent repairs or for health or safety reasons in relation to the premises; or
- (e) with the consent of the tenant.

## Access in accordance with tenancy agreement

### Routine inspections

- 77 The lessor may inspect the premises twice in each period of 12 months following the commencement of the tenancy.
- 78 In addition to the inspections provided for in the previous clause, the lessor may make an inspection of the premises—
- (a) within 1 month of the commencement of the tenancy; and
  - (b) in the last month of the tenancy.
- 79 (1) The lessor must give the tenant 1 week written notice of an inspection.
- (2) The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the tenant and of the lessor (or their agents).
- (3) If the parties are unable to agree on an appropriate time, the lessor or the tenant may apply to the tribunal for an order permitting access at a specified time.

### Access for purchasers and new tenants

- 80 The tenant must permit reasonable access to the premises during the period of 3 weeks before the end of the tenancy, on the lessor giving 24 hours notice, to allow inspection of the premises by prospective tenants.
- 81 The tenant must permit reasonable access to the premises, on the lessor giving 24 hours notice, to allow inspection of the premises by prospective purchasers of the premises provided:

- (a) the lessor intends to sell the premises; and
- (b) the lessor has previously notified the tenant in writing of the lessor's intention to sell.

### **Access for making or inspecting repairs**

- 82
- (1) On giving the tenant 1 week notice (or such other agreed period), the lessor may enter the premises at a reasonable time, having regard to the interests of the tenant and the lessor, for the purpose of making or inspecting repairs.
  - (2) For urgent repairs, the lessor must, give reasonable notice and enter the premises at a reasonable time having regard to the interests of the tenant and the lessor.

### **Notice to vacate by lessor**

- 83
- The notice to vacate must be in writing, in the form required by the Residential Tenancies Act, and must include the following information:
- (a) the address of the premises;
  - (b) the ground(s) on which the notice is issued, together with sufficient particulars to identify the circumstances giving rise to the ground(s);
  - (c) that the lessor requires the tenant to vacate the premises by the expiry of the required notice period and that the tenancy ends on the day that the tenant vacates the premises.

### **Notice of intention to vacate by tenant**

- 84
- (1) If the tenant serves a notice of intention to vacate and vacates the premises in accordance with the notice, the tenancy terminates on the date of vacating the premises.
  - (2) On receiving a notice of intention to vacate, the lessor may—

- (a) accept the notice and accept that the tenancy ends on the date nominated in the notice; or
- (b) apply to the tribunal for confirmation of the tenancy agreement, an order for compensation or both.

85 The notice of intention to vacate must be in the same form and contain the same information as the notice to vacate from the lessor except the notice must contain the statement that the tenant intends to vacate the premises on a certain date and the tenancy terminates on that date.

#### **Termination where premises are not fit for habitation**

86 The lessor or the tenant may, by written notice, terminate the tenancy on a date specified in the notice on the following grounds:

- (a) the premises are not fit for habitation;
- (b) the premises are not available or will not be available because of Government action within a period of 4 weeks of the date that notice is given.

- 87
- (1) In either case the lessor must give not less than 1 week's notice of termination of the tenancy, and the rent abates from the date that the premises are uninhabitable.
  - (2) The tenant may give 2 days notice of termination of the tenancy.
  - (3) If neither the lessor or the tenant give notice of termination of the tenancy, the rent abates for the period that the premises are unable to be used for habitation, but the tenancy resumes when they are able to be used again.



## Termination of tenancy by tenant

### Termination on or after end of fixed term

- 88 (1) The tenant may give notice to terminate a periodic tenancy by giving the lessor not less than 3 weeks notice of the date when the tenant intends to vacate the premises.
- (2) The tenancy ends on the date specified by the tenant.
- 89 (1) The tenant may give notice to terminate a fixed term tenancy at or after the end of the tenancy by giving 3 weeks notice of the date when the tenant intends to vacate the premises.
- (2) The tenancy ends on the date specified by the tenant.

### Termination for breach by lessor

- 90 If the lessor breaches the tenancy agreement, and the tenant wishes to terminate the tenancy agreement, the tenant may either—
- (a) apply to the tribunal for an order terminating the tenancy; or
- (b) give the lessor written notice of intention to terminate the tenancy, in accordance with clause 91.
- 91 If the tenant decides to proceed by way of notice to the lessor, the following procedures apply:
- (a) the tenant must give the lessor a written notice that the lessor has 2 weeks to remedy the breach if the breach is capable of remedy;
- (b) if the lessor remedies the breach within that 14-day period—the tenancy continues;
- (c) if the lessor does not remedy the breach within the time specified in the notice, or if the breach is not capable of

remedy—the tenant must give 2 weeks notice of intention to vacate;

- (d) the tenancy agreement terminates on the date specified by the tenant;
- (e) rent is payable to the date specified in the notice or to the date that the tenant vacates the premises, whichever is the later;
- (f) if the lessor remedies the breach during the period of the notice of intention to vacate—the tenant, at the tenant's option, may withdraw the notice or may terminate the tenancy agreement on the date specified in the notice by vacating the premises on that date.

## **Termination of tenancy by lessor**

### **Termination for failure to pay rent**

92 The tribunal may order the termination of the tenancy and eviction of the tenant on the ground of nonpayment of rent in the following circumstances:

- (a) rent has been unpaid for 1 week. The first day of this period concludes at midnight on the day when the unpaid rent was due;
- (b) the lessor has served a notice to remedy on the tenant for the failure to pay the rent, being a notice—
  - (i) served not earlier than 1 week after the day when the rent was due; and
  - (ii) containing a statement that if the tenant pays the rent outstanding to the date of payment within 7 days of the date of service of the notice to remedy, no further action must be taken and the tenancy continues;

- (c) if all rent is not paid within 1 week of the date of service of the notice to remedy—the lessor may then serve a notice to vacate on the tenant requiring the tenant to vacate the premises within 2 weeks of service of the notice to vacate;
- (d) no earlier than the date when the notice to vacate is served, the lessor may apply to the tribunal for an order terminating the tenancy and evicting the tenant;
- (e) the tribunal hearing of the application to terminate and evict must not be earlier than the end of the period specified in the notice to vacate;
- (f) during any tenancy in which the lessor has previously issued 2 notices to remedy, the lessor may serve a notice to vacate 1 week after the day when the rent has fallen due without serving a notice to remedy.

### **Termination of tenancy for breach other than nonpayment of rent**

93 The tribunal may order the termination of the tenancy and eviction of the tenant on the ground of breach of the tenancy agreement in the following circumstances:

- (a) the lessor must serve a written notice requiring the tenant within 2 weeks after the day of service to remedy the breach if it is capable of remedy;
- (b) if the breach is not remedied within 2 weeks after the day of service or if the breach is not capable of remedy—the lessor must give a notice to vacate the premises within 2 weeks after the date of service of the notice to vacate;
- (c) if the tenant does not vacate the premises within the period of 2 weeks after the date of service of a notice to vacate—the lessor may apply to the tribunal for an order terminating the tenancy and for the eviction of the tenant;

- (d) if the tenant breaches the terms of the tenancy on 3 occasions on any ground—on the 3rd occasion the lessor may serve a notice to vacate and need not give the tenant 2 weeks to remedy the breach.

### **Termination of tenancy without cause**

- 94 The lessor may serve a notice to vacate during the term of a tenancy requiring the tenant to vacate the premises at the end of the notice provided that—
- (a) the notice is for 26 weeks; and
  - (b) the notice does not require the tenant to vacate the premises during a fixed term.
- 95 (1) If a tenant is required to vacate the premises in accordance with clause 94, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days notice of intention to vacate.
- (2) In this case, the tenancy terminates on the date that the tenant vacates the premises.

### **Termination of periodic tenancy**

- 96 (1) If there is a periodic tenancy, the lessor may serve on the tenant a notice to vacate for the following periods on the following grounds:
- (a) 4 weeks notice if the lessor genuinely intends to live in the premises;
  - (b) 4 weeks notice if the lessor genuinely believes the lessor's immediate relative intends to live in the premises;
  - (c) 4 weeks notice if the lessor genuinely believes an interested person intends to live in the premises;

- (d) 8 weeks notice if the lessor genuinely intends to sell the premises;
- (e) 12 weeks notice if the lessor genuinely intends to reconstruct, renovate or make major repairs to the premises and the reconstruction, renovation or repairs cannot reasonably be carried out with the tenant living in the premises.

(2) In this clause:

*immediate relative* means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law.

*interested person*, for a lessor, means a person who is not an immediate relative of the lessor but who has a close family or personal relationship with the lessor and who has a reasonable expectation arising from that relationship that the lessor would provide accommodation for that person.

- 97
- (1) If a tenant is required to vacate the premises in accordance with clause 96, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days notice of intention to vacate.
  - (2) In this case, the tenancy terminates on the date that the tenant vacates the premises.

### Notices of address for service

- 98
- (1) At the commencement of the tenancy, the lessor and the tenant must each give an address for service of notices.
  - (2) If the address changes during the tenancy, the lessor or tenant must advise the other party of the new address for service within 2 weeks of the change.

**Schedule 1**          Standard residential tenancy terms

Clause 99

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- 99                    On vacating the premises, the tenant must advise the lessor of a forwarding address.
- 100                  If 2 or more people share a tenancy, except where this agreement otherwise provides, they do so as joint tenants.

## **U** Dictionary

(see s 2)

*Note 1* The Legislation Act contains definitions and other provisions relevant to this Act.

*Note 2* For example, the Legislation Act, dict, pt 1, defines the following terms:

- corporation
- entity
- exercise
- functions
- State
- under.

***approved mediator*** means a mediator who is registered under the *Mediation Act 1997*.

***bond*** means an amount paid or payable by a tenant as security for the performance of the tenant's obligations under a residential tenancy agreement.

***commissioner*** means the commissioner for fair trading.

***energy efficiency rating*** means the energy efficiency rating contained in an energy efficiency rating statement.

***energy efficiency rating statement***—see the *Civil Law (Sale of Residential Property) Act 2003*, section 20.

***fixed term agreement*** means a residential tenancy agreement under which a tenant has a right of occupation for a fixed term.

***former lessor***, in relation to a residential tenancy agreement that has been terminated, means the person who was the lessor while the agreement was in force.

***former tenant***, in relation to a residential tenancy agreement that has been terminated, means the person who was the tenant while the agreement was in force.

**grantor**—see section 71A.

**lessor**—see section 5.

**member of the tribunal** means—

- (a) the president; and
- (b) when acting as the president under section 113 (2), the acting president; and
- (c) a person in relation to whom an appointment is in force under section 112 (3) or (4).

**mobile home** means a dwelling (whether on wheels or not) that can be transferred from place to place and re-erected.

**mobile home park** means land lawfully used for the purpose of accommodating mobile homes or caravans, and includes a caravan park or camping ground.

**occupancy agreement**—see section 71C.

**occupancy dispute**—see section 71I.

**occupancy principles**—see section 71E.

**occupant**—see section 71B.

**party**, in relation to a tenancy dispute, means a party to the residential tenancy agreement in dispute.

**periodic agreement** means a residential tenancy agreement that is not a fixed term agreement.

**preliminary conference** means a conference held by the registrar in accordance with division 6.3.

**premises** includes—

- (a) any habitable structure, whether it is fixed to the land or not; and
- (b) part of any premises; and



(c) any land, buildings or structures belonging to the premises.

**president** means the president of the tribunal.

**referee** means a referee appointed under section 116.

**registrar** means the registrar of the tribunal.

**residential tenancy agreement**—see section 6A.

**standard occupancy terms** means the standard occupancy terms (if any) prescribed by regulation.

**standard residential tenancy terms** means the terms mentioned in schedule 1.

**tenancy dispute**—see section 71H.

**tenant**—see section 6.

**termination and possession order** means an order of the tribunal terminating a residential tenancy agreement and granting vacant possession of the relevant premises to the applicant for the order.

**termination notice** means a notice in the form approved under section 133 (Approved forms—Minister) served on the lessor or tenant giving notice of the intention of the tenant or lessor to terminate the residential tenancy agreement.

**tribunal** means the Residential Tenancies Tribunal established by section 110.

**trust account** means the trust bank account maintained by the chief executive of the administrative unit responsible for administering this Act in accordance with the *Financial Management Act 1996*, section 51.

## Endnotes

1 About the endnotes

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## Endnotes

### 1 About the endnotes

Amending and modifying laws are annotated in the legislation history and the amendment history. Current modifications are not included in the republished law but are set out in the endnotes.

Not all editorial amendments made under the *Legislation Act 2001*, part 11.3 are annotated in the amendment history. Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

Uncommenced amending laws and expiries are listed in the legislation history and the amendment history. These details are underlined. Uncommenced provisions and amendments are not included in the republished law but are set out in the last endnote.

If all the provisions of the law have been renumbered, a table of renumbered provisions gives details of previous and current numbering.

The endnotes also include a table of earlier republications.

### 2 Abbreviation key

am = amended	ord = ordinance
amdt = amendment	orig = original
ch = chapter	par = paragraph/subparagraph
def = definition	pres = present
dict = dictionary	prev = previous
disallowed = disallowed by the Legislative Assembly	(prev...) = previously
div = division	pt = part
exp = expires/expired	r = rule/subrule
Gaz = gazette	renum = renumbered
hdg = heading	reloc = relocated
IA = Interpretation Act 1967	R[X] = Republication No
ins = inserted/added	RI = reissue
LA = Legislation Act 2001	s = section/subsection
LR = legislation register	sch = schedule
LRA = Legislation (Republication) Act 1996	sdiv = subdivision
mod = modified/modification	sub = substituted
o = order	SL = Subordinate Law
om = omitted/repealed	<u>underlining</u> = whole or part not commenced or to be expired

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### 3 Legislation history

**Residential Tenancies Act 1997 No 84**

notified 25 November 1997 (Gaz 1997 No S360)

s 1, s 2 commenced 25 November 1997 (s 2 (1))

remainder commenced 25 May 1998 (s 2 (3))

as amended by

**Legal Practitioners (Consequential Amendments) Act 1997 No 96 sch 1**

notified 1 December 1997 (Gaz 1997 No S380)

s 1, s 2 commenced 1 December 1997 (s 2 (1))

sch 1 commenced 1 June 1998 (s 2 (2))

**Residential Tenancies (Amendment) Act 1997 No 122**

notified 24 December 1997 (Gaz 1997 No S420)

ss 1-3 commenced 24 December 1997 (s 2 (1))

remainder commenced 31 March 1999 (s 2 (2))

**Residential Tenancies (Amendment) Act 1998 No 5**

notified 25 May 1998 (Gaz 1998 No S150)

s 4, s 8 commenced 1 July 1998 (s 2 (2))

remainder commenced 25 May 1998 (s 2 (1))

**Courts and Tribunals (Audio Visual and Audio Linking) Act 1999 No 22 pt 12**

notified 14 April 1999 (Gaz 1999 No S16)

s 1, s 2 commenced 14 April 1999 (s 2 (1))

pt 12 commenced 1 September 1999 (s 2 (2) and Gaz 1999 No 35)

**Law Reform (Miscellaneous Provisions) Act 1999 No 66 sch 3**

notified 10 November 1999 (Gaz 1999 No 45)

sch 3 commenced 10 November 1999 (s 2)

**Justice and Community Safety Legislation Amendment Act 2000 No 1 sch**

notified 9 March 2000 (Gaz 2000 No 10)

s 1, s 2 commenced 9 March 2000 (s 2 (1))

amnds commenced 9 September 2000 (s 2 (3))

## Endnotes

3 Legislation history

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**Justice and Community Safety Legislation Amendment Act 2000  
(No 3) No 17 sch 1**

notified 1 June 2000 (Gaz 2000 No 22)  
commenced 1 June 2000 (s 2)

**Unit Titles Consequential Amendments Act 2001 No 17 sch 2**

notified 5 April 2001 (Gaz 2001 No 14)  
s 1, s 2 commenced 5 April 2001 (IA s 10B)  
sch 2 commenced 5 October 2001 (s 2)

**Legislation (Consequential Amendments) Act 2001 No 44 pt 332**

notified 26 July 2001 (Gaz 2001 No 30)  
s 1, s 2 commenced 26 July 2001 (IA s 10B)  
pt 332 commenced 12 September 2001 (s 2 and see Gaz 2001  
No S65)

**Legislation Amendment Act 2002 No 11 pt 2.42**

notified LR 27 May 2002  
s 1, s 2 commenced 27 May 2002 (LA s 75)  
pt 2.42 commenced 28 May 2002 (s 2 (1))

**Justice and Community Safety Legislation Amendment Act 2002  
No 27 pt 13**

notified LR 9 September 2002  
s 1, s 2 commenced 9 September 2002 (LA s 75)  
pt 13 commenced 7 October 2002 (s 2 (2))

**Statute Law Amendment Act 2002 No 30 pt 3.61**

notified LR 16 September 2002  
s 1, s 2 taken to have commenced 19 May 1997 (LA s 75 (2))  
pt 3.61 commenced 17 September 2002 (s 2 (1))

**Evidence (Miscellaneous Provisions) Amendment Act 2003 A2003-48  
sch 2 pt 2.12**

notified LR 31 October 2003  
s 1, s 2 commenced 31 October 2003 (LA s 75 (1))  
sch 2 pt 2.12 commenced 30 April 2004 (s 2 and LA s 79)

**Construction Occupations Legislation Amendment Act 2004  
A2004-13 sch 2 pt 2.24**

notified LR 26 March 2004  
s 1, s 2 commenced 26 March 2004 (LA s 75 (1))  
sch 2 pt 2.24 commenced 1 September 2004 (s 2 and see  
Construction Occupations (Licensing) Act 2004 A2004-12, s 2 and  
CN2004-8)

**Residential Tenancies Amendment Act 2004 A2004-58 (as am by  
A2005-20 sch 3 pt 3.51)**

notified LR 8 September 2004  
s 1, s 2 commenced 8 September 2004 (LA s 75 (1))  
sch 1 commenced 1 January 2006 (s 2 (3))  
remainder commenced 8 March 2005 (s 2 (1) and LA s 79)

**Court Procedures (Consequential Amendments) Act 2004 A2004-60  
sch 1 pt 1.65**

notified LR 2 September 2004  
s 1, s 2 commenced 2 September 2004 (LA s 75 (1))  
sch 1 pt 1.65 commenced 10 January 2005 (s 2 and see Court  
Procedures Act 2004 A2004-59, s 2 and CN2004-29)

**Statute Law Amendment Act 2005 A2005-20 sch 3 pt 3.51**

notified LR 12 May 2005  
s 1, s 2 taken to have commenced 8 March 2005 (LA s 75 (2))  
sch 3 pt 3.51 taken to have commenced 8 March 2005 (s 2 (2))  
*Note* This Act only amends the Residential Tenancies Amendment  
Act 2004 A2004-58.

**Residential Tenancies Amendment Act 2005 A2005-39**

notified LR 31 August 2005  
s 1, s 2 commenced 31 August 2005 (LA s 75 (1))  
s 7, s 25, s 26 commenced 1 January 2006 (s 2 and CN2005-24)  
remainder awaiting commencement (s 2)  
*Note* default commencement under LA s 79: 28 February 2006

**Justice and Community Safety Legislation Amendment Act 2005  
(No 3) A2005-43 sch 1 pt 1.11**

notified LR 30 August 2005  
s 1, s 2 commenced 30 August 2005 (LA s 75 (1))  
sch 1 pt 1.11 commenced 1 October 2005 (s 2 (3) and CN2005-18)

## Endnotes

4 Amendment history

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### **Criminal Code (Administration of Justice Offences) Amendment Act 2005 A2005-53 sch 1 pt 1.28**

notified LR 26 October 2005

s 1, s 2 commenced 26 October 2005 (LA s 75 (1))

sch 1 pt 1.28 commenced 23 November 2005 (s 2)

### **Criminal Code Harmonisation Act 2005 A2005-54 sch 1 pt 1.33**

notified LR 27 October 2005

s 1, s 2 commenced 27 October 2005 (LA s 75 (1))

sch 1 pt 1.33 commenced 24 November 2005 (s 2)

### **Justice and Community Safety Legislation Amendment Act 2005 (No 4) A2005-60 sch 1 pt 1.23**

notified LR 1 December 2005

s 1, s 2 taken to have commenced 23 November 2005 (LA s 75 (2))

sch 1 pt 1.23 commenced 22 December 2005 (s 2 (4))

## 4 Amendment history

### **Title**

title sub A2004-58 s 4

### **Dictionary**

s 2 om R1 LA  
ins A2004-58 s 7

### **Notes**

s 3 sub A2004-58 s 7  
def **approved mediator** sub 1998 No 5 s 4  
reloc to dict A2004-58 s 6  
def **bond** reloc to dict A2004-58 s 6  
def **commissioner** reloc to dict A2004-58 s 6  
def **director** sub 1999 No 66 sch 3  
om 2000 No 17 sch 1  
def **energy efficiency rating** ins 1997 No 122 s 4  
reloc to dict A2004-58 s 6  
def **energy efficiency rating statement** ins 1997 No 122 s 4  
om A2004-58 s 5  
def **fixed term agreement** reloc to dict A2004-58 s 6  
def **former lessor** reloc to dict A2004-58 s 6  
def **former tenant** reloc to dict A2004-58 s 6  
def **lessor** om A2004-58 s 5  
def **member of the tribunal** reloc to dict A2004-58 s 6  
def **mobile home** reloc to dict A2004-58 s 6  
def **mobile home park** reloc to dict A2004-58 s 6

def **party** reloc to dict A2004-58 s 6  
 def **periodic agreement** reloc to dict A2004-58 s 6  
 def **preliminary conference** reloc to dict A2004-58 s 6  
 def **premises** reloc to dict A2004-58 s 6  
 def **prescribed terms** om A2004-58 s 5  
 def **president** reloc to dict A2004-58 s 6  
 def **referee** reloc to dict A2004-58 s 6  
 def **registrar** sub 1999 No 66 sch 3  
     reloc to dict A2004-58 s 6  
 def **residential tenancy agreement** om A2004-58 s 5  
 def **retirement village** om A2004-58 s 5  
 def **tenancy dispute** om A2004-58 s 5  
 def **tenant** om A2004-58 s 5  
 def **termination and possession order** reloc to dict A2004-58 s 6  
 def **termination notice** am 2001 No 44 s 1.3632  
     reloc to dict A2004-58 s 6  
 def **tribunal** reloc to dict A2004-58 s 6  
 def **trust account** reloc to dict A2004-58 s 6  
 def **working day** om A2004-58 s 5

**Offences against Act—application of Criminal Code etc**  
 s 3A ins A2005-54 amdt 1.229

**Application of Act**  
 s 4 sub A2004-58 s 8  
     am A2005-60 amdt 1.126

**Meaning of residential tenancy agreement**  
 pt 1A hdg ins A2004-58 s 8

**Who is a lessor?**  
 s 5 sub A2004-58 s 8

**Who is a tenant?**  
 s 6 sub A2004-58 s 8

**What is a residential tenancy agreement?**  
 s 6A ins A2004-58 s 8

**Residential tenancy agreement if agreement written and says it is residential tenancy agreement**  
 s 6B ins A2004-58 s 8

**Residential tenancy agreement if agreement part of employment**  
 s 6C ins A2004-58 s 8

**Certain kinds of agreements not residential tenancy agreements**  
 s 6D ins A2004-58 s 8

## Endnotes

4 Amendment history

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**Certain people given right of occupation not tenants**

s 6E ins A2004-58 s 8

**Certain kinds of premises mean no residential tenancy agreement**

s 6F ins A2004-58 s 8

**When does residential tenancy agreement start?**

s 7 sub A2004-58 s 8

**Residential tenancy agreements**

pt 2 hdg sub A2004-58 s 8

**Terms of agreement**

div 2.1 hdg (prev pt 2 div 1 hdg) renum R2 LA  
sub A2004-58 s 8

**Standard residential tenancy terms**

s 8 sub A2004-58 s 8  
am A2005-39 s 7; A2005-39 s 4, s 5

**Inconsistent tenancy terms void**

s 9 hdg sub A2005-60 amdt 1.127  
s 9 sub A2004-58 s 8

**Endorsement of inconsistent tenancy terms by tribunal**

s 10 hdg sub A2005-60 amdt 1.128  
s 10 sub A2004-58 s 8  
am A2005-39 s 8

**Precontractual obligations**

div 2.2 hdg (prev pt 2 div 2 hdg) renum R2 LA

**Energy efficiency rating—advertising**

s 11A ins 1997 No 122  
sub A2005-54 amdt 1.230

**Lessor's obligations**

s 12 am 1997 No 122; A2004-13 amdt 2.89; A2004-58 amdt 2.1,  
amdt 2.2; A2005-39 s 9, s 10

**Consideration**

div 2.3 hdg (prev pt 2 div 3 hdg) renum R2 LA

**Rent or a bond only**

s 15 am A2005-39 s 11

**Alternative to a bond-insurance**

s 17 om A2004-58 s 9

**Lessor's obligations on signing agreement**

div 2.4 hdg (prev pt 2 div 4 hdg) renum R2 LA

**Copy of agreement to be given to tenant**

s 19 am A2004-58 amdt 2.3



**Deposit of bond by lessor**

s 23 am A2004-58 amdt 2.4  
sub A2005-39 s 12

**Payment of bonds**

div 3.1 hdg (prev pt 3 div 1 hdg) renum R2 LA

**Depositing bond**

div 3.2 hdg (prev pt 3 div 2 hdg) renum R2 LA

**Notice accompanying deposit**

s 25 am 2001 No 44 amdt 1.3633, amdt 1.3634

**Interest on amounts in trust account**

s 28 am 2000 No 17 sch 1; 2002 No 27 s 62  
sub A2005-60 amdt 1.129  
(4)-(7) exp 22 March 2006 (s 28 (7))

**Condition of premises and deductions from bond**

div 3.3 hdg (prev pt 3 div 3 hdg) renum R2 LA

**Condition reports**

s 29 am 2001 No 44 amdt 1.3635, amdt 1.3636; A2004-58  
ss 10-13, amdt 2.5; A2005-39 s 13

**Release of bond money**

div 3.4 hdg (prev pt 3 div 4 hdg) renum R2 LA

**Application for release**

s 32 am 1999 No 66 sch 3; 2001 No 44 amdt 1.3637, amdt 1.3638;  
R2 LA

**Release if no dispute or if order**

s 34 am 1999 No 66 sch 3; A2004-58 amdt 2.6

**Disputes about all whole or part of bond**

s 35 am A2004-58 amdt 2.7

**General**

div 4.1 hdg (prev pt 4 div 1 hdg) renum R2 LA

**Termination**

s 36 am 2001 No 44 amdt 1.3639; pars renum R15 LA; A2005-39  
s 14

**Warrants for eviction**

div 4.2 hdg (prev pt 4 div 2 hdg) renum R2 LA

**Content of warrant**

s 40 sub A2005-39 s 15

**Conditional orders**

s 42 sub A2005-39 s 16

## Endnotes

### 4 Amendment history

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**Failure to comply with conditional order**

s 42A [ins A2005-39 s 16](#)

**Hearing of application**

s 42B [ins A2005-39 s 16](#)

**Termination initiated by tenant**

div 4.3 hdg (prev pt 4 div 3 hdg) renum R2 LA

**Breach of standard residential tenancy terms**

s 43 hdg sub A2004-58 amdt 2.8

s 43 am A2004-58 amdt 2.9

**Significant hardship**

s 44 am 2002 No 30 amdt 3.662

**Termination initiated by lessor**

div 4.4 hdg (prev pt 4 div 4 hdg) renum R2 LA

**No breach of standard residential tenancy terms**

s 47 hdg sub A2004-58 amdt 2.10

s 47 am 2001 No 44 amdt 1.3640; A2004-58 amdt 2.11, amdt 2.12

**Certain breaches of standard residential tenancy terms**

s 48 hdg sub A2004-58 amdt 2.13

s 48 am 2001 No 44 amdt 1.3640; A2004-58 amdt 2.14, amdt 2.15

**Failure to pay rent**

s 49 am 2001 No 44 amdt 1.3640; A2004-58 amdt 2.16

**Damage, injury or intention to damage or injure**

s 51 sub A2004-58 s 14

am A2005-43 amdt 1.31; [A2005-39 s 17](#)

**Purported assignment or subletting**

s 54 am 2001 No 44 amdt 1.3640; A2004-58 amdt 2.17, amdt 2.18

**Compensation to lessor**

s 56 am A2004-58 amdt 2.19

**Retaliatory applications**

s 57 sub A2004-58 s 15

**Defective termination notices**

div 4.5 hdg (prev pt 4 div 5 hdg) renum R2 LA

**Lessor's defective notice if tenant vacates**

s 58 am 2001 No 44 amdt 1.3641, amdt 1.3642

**Lessor's defective notice if tenant does not vacate**

s 59 am 2001 No 44 amdt 1.3643; A2004-58 amdt 2.20

**Tenant's defective termination notice**

s 60 am 2001 No 44 amdt 1.3644, 1.3646

**Abandonment of premises**

div 4.6 hdg (prev pt 4 div 6 hdg) renum R2 LA

**Effect of abandonment**

s 61 am A2004-58 s 16

**Abandonment during fixed term**

s 62 am 1998 No 5

**Miscellaneous**

div 4.7 hdg (prev pt 4 div 7 hdg) renum R2 LA

**Successor in title to lessor**

s 64 am 1998 No 5; 2001 No 44 amdts 1.3646-1.3648, A2004-58 s 17, s 18; ss renum R10 LA (see A2004-58 s 19)

**Waiver of notice requirements**

s 65 am 2001 No 44 amdts 1.3649-1.3651; A2004-58 amdt 2.21

**Guideline for orders**

s 68 am A2004-58 s 20, amdt 2.22; pars renum R15 LA

**Reduction of existing rent**

s 71 am A2004-58 s 21; ss renum R10 LA (see A2004-58 s 22)

**Occupancy agreements**

pt 5A hdg ins A2004-58 s 23

**Who is grantor?**

s 71A ins A2004-58 s 23

**Who is an occupant?**

s 71B ins A2004-58 s 23

**What is an occupancy agreement?**

s 71C ins A2004-58 s 23

**When does an occupancy agreement start?**

s 71D ins A2004-58 s 23

**Occupancy principles**

s 71E ins A2004-58 s 23

**Regulations about occupancy agreements**

s 71F ins A2004-58 s 23

**Standard occupancy terms**

s 71G ins A2004-58 s 23

**Occupant may deposit bond with Territory**

s 71GA ins A2005-43 amdt 1.32

**Resolution of residential tenancy and occupancy disputes**

pt 6 hdg sub A2004-58 s 24

## Endnotes

### 4 Amendment history

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#### **Important concepts**

div 6.1A hdg ins A2004-58 s 24

#### **What is a *tenancy dispute*?**

s 71H ins A2004-58 s 24

#### **What is an *occupancy dispute*?**

s 71I ins A2004-58 s 24

#### **Tribunal to have regard to occupancy principles**

s 71J ins A2004-58 s 24

#### **Action by registrar**

div 6.1 hdg (prev pt 6 div 1 hdg) renum R2 LA

#### **Assistance with inquiries**

s 72 sub A2004-58 s 25

#### **Applications**

div 6.2 hdg (prev pt 6 div 2 hdg) renum R2 LA

#### **Applications for resolution of dispute**

s 73 am 1998 No 5; 2000 No 1 sch; 2001 No 44 amdt 1.3652, amdt 1.3653, A2004-58 s 26, amdt 2.23; ss renum R10 LA (see A2004-58 s 27)

#### **Withdrawal of application**

s 74 am A2004-58 amdt 2.24

#### **Action on receiving applications**

s 75 am A2004-58 amdt 2.25, amdt 2.26

#### **After failed mediation**

s 76 am A2004-58 amdt 2.27

#### **Considerations for registrar**

s 77 am A2004-58 amdts 2.28-2.30

#### **Mediators**

div 3 hdg om 1998 No 5

#### **Approved mediators**

s 79 om 1998 No 5

#### **List of approved mediators**

s 80 om 1998 No 5

#### **Preliminary conferences**

div 6.3 hdg (prev pt 6 div 4 hdg) renum R2 LA

#### **Taking evidence at preliminary conference**

s 83 sub A2005-53 amdt 1.135

**Nonattendance at preliminary conferences**

s 81 am A2004-58 amdt 2.31

**Tribunal hearings**

div 6.4 hdg (prev pt 6 div 5 hdg) renum R2 LA

**Agreement at preliminary conference**

s 84 am A2004-58 amdt 2.32

**Non-agreement at preliminary conference**

s 85 am A2004-58 amdt 2.32

**Review of decisions by referee**

s 87 am A2004-58 amdt 2.32

**Parties**

s 88 am 2000 No 17 sch 1, A2004-58 amdt 2.32

**Intervention by commissioner**

s 89 hdg am 2000 No 17 sch 1

s 89 am 2000 No 17 sch 1

**Procedure in absence of party**

s 91 am A2004-58 amdt 2.32

**Adjournment of proceedings**

s 92 am A2004-58 amdt 2.32

**Subpoena to witnesses**

s 96 sub A2005-53 amdt 1.36  
(4), (5) exp 23 November 2006 (s 96 (5))

**Appearance by audiovisual or audio links**

s 96A ins 1999 Act No 22 s 34  
am 2000 No 17 sch 1; A2003-48 amdt 2.17

**Powers of tribunal in relation to witnesses**

s 97 sub A2005-53 amdt 1.37

**Renewed hearings**

s 101 am A2004-58 amdt 2.33

**Procedural powers and orders of tribunal**

div 6.5 hdg (prev pt 6 div 6 hdg) renum R2 LA

**Procedural powers of tribunal**

s 102 am 2001 No 44 amdts 1.3654-1.3656; A2004-58 ss 28-30;  
pars renum R10 LA (see A2004-58 s 31)

**Interim orders**

s 103 am 2001 No 44 amdts 1.3657-1.3659; A2004-58 amdt 2.34

## Endnotes

### 4 Amendment history

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#### **Orders**

s 104 am 2001 No 44 amdt 1.3660, A2004-58 s 32, amdts 2.35-2.38;  
pars renum R10 LA (see A2004-58 s 33); A2005-60  
amdt 1.130

#### **Tribunal may refer matters to other entities**

s 104A ins A2004-58 s 34

#### **Tribunal to record details of order**

s 104B ins A2004-58 s 34

#### **Tribunal to give copy of order and order details to parties**

s 105 sub A2004-58 s 34

#### **Statement of reasons**

s 106 am A2004-58 amdt 2.39

#### **Substitution of tenant**

s 107A ins A2005-39 s 18

#### **Tenancy databases**

pt 6A hdg ins A2005-39 s 19

#### **Definitions for pt 6A**

s 107B ins A2005-39 s 19

#### **Non-application to internal databases**

s 107C ins A2005-39 s 19

#### **Restriction on inclusion of personal information**

s 107D ins A2005-39 s 19

#### **Application to tribunal about contravention**

s 107E ins A2005-39 s 19

#### **Application to tribunal about incorrect or unjust inclusion in database**

s 107F ins A2005-39 s 19

#### **Application to tribunal about proposed inclusion of personal information**

s 107G ins A2005-39 s 19

#### **Order for compensation**

s 107H ins A2005-39 s 19

#### **Failure to comply with tribunal orders**

s 108 sub A2005-54 amdt 1.231

#### **Enforcement**

pt 6B hdg (prev pt 6 div 7 hdg) renum as div 6.6 hdg R2 LA  
(prev div 6.6 hdg) sub as pt 6B hdg A2005-39 s 20

#### **Residential tenancies tribunal**

div 7.1 hdg (prev pt 7 div 1 hdg) renum R2 LA

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<b>Membership</b>	
s 112	am 2002 No 11 amdt 2.87; A2004-58 s 35
<b>Registrar and deputy registrar</b>	
s 114	sub 1999 No 66 sch 3
<b>Jurisdiction</b>	
s 115	am 1999 No 66 sch 3; A2004-58 amdt 2.40, amdt 2.41
<b>Disputes about agreements no longer in force</b>	
s 115A	ins A2004-58 s 36
<b>Referees</b>	
div 7.2 hdg	(prev pt 7 div 2 hdg) renum R2 LA
<b>Referees</b>	
s 116	am 1997 No 96 sch 1; A2004-58 amdt 2.42; <u>A2005-39 s 21</u>
<b>Registrar and deputy registrars</b>	
div 7.3 hdg	(prev pt 7 div 3 hdg) renum R2 LA
<b>Functions and powers</b>	
s 117	am A2004-58 s 37, amdt 2.43, amdt 2.44
<b>Other matters about tribunal</b>	
div 7.4 hdg	(prev pt 7 div 3 hdg) renum R1 LRA renum R2 LA
<b>Procedure generally</b>	
s 120	am 2001 No 44 amdt 1.3661, amdt 1.3662 sub A2004-58 s 38
<b>Contempt of tribunal</b>	
s 122	sub A2005-53 amdt 1.38
<b>Application of Criminal Code, ch 7</b>	
s 122A	ins A2005-53 amdt 1.38
<b>Approved forms—registrar</b>	
s 123A	ins 2001 No 44 amdt 1.3663
<b>Referral of questions of law</b>	
s 124	sub A2004-60 amdt 1.626
<b>Appeals from tribunal decisions</b>	
s 125	sub A2004-60 amdt 1.626 am A2004-58 s 39 (as am by A2005-20 amdt 3.340) (5), (6) exp 10 January 2006 (s 125 (6))
<b><u>Declared crisis accommodation provider</u></b>	
s 126	om A2004-60 amdt 1.626 <u>ins A2005-39 s 22</u>

## Endnotes

4 Amendment history

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**Transfer of public housing under will**

s 127A [ins A2005-39 s 23](#)

**Purported assignment or subletting**

s 128 am A2004-58 amdt 2.45

**Admissibility of evidence given before approved mediator etc**

s 129 am A2005-53 amdt 1.39  
sub A2005-54 amdt 1.232

**False information**

s 130 om A2005-53 amdt 1.40 (see also A2005-54 amdt 1.233)

**Proceedings by children**

s 131 sub A2004-60 amdt 1.627

**Approved forms—Minister**

s 133 sub 2001 No 44 amdt 1.3664  
(4)-(7) exp 12 September 2002 (s 133 (7))

**Determined criteria**

s 134 om A2004-58 s 40

**Determined fees**

s 135 om 2000 No 1 sch

**Regulation-making power**

s 136 am 2001 No 44 amdt 1.3665, amdt 1.3666; [A2005-39 s 24](#)

**Transitional**

pt 10 hdg ins A2004-58 s 41  
[exp 8 March 2006 \(s 139\)](#)

**Occupancy agreements**

s 137 ins A2004-58 s 41  
[exp 8 March 2006 \(s 139\)](#)

**Disposal of condition reports held by Territory**

s 138 ins A2004-58 s 41  
[exp 8 April 2005 \(s 139\)](#)

**Expiry of pt 10**

s 139 ins A2004-58 s 41  
[exp 8 March 2006 \(s 139\)](#)



**Standard residential tenancy terms**

sch 1 hdg	(prev sch hdg) renum R2 LA sub A2004-58 amdt 1.1
sch 1 cl 13	am 1999 No 66 sch 3; 2000 No 17 sch 1; 2001 No 17 amdt 2.17
sch 1 cl 20	am A2004-58 amdt 1.2, amdt 1.3
sch 1 cl 21	am A2004-58 amdt 1.4
sch 1 cl 22	am A2004-58 amdt 1.5
sch 1 cl 23	sub A2005-39 s 25
sch 1 cl 26	am A2004-58 amdt 1.6
sch 1 cl 30	am A2004-58 amdt 1.7
sch 1 cl 31	am A2004-58 amdt 1.8
sch 1 cl 43	am A2004-58 amdt 1.9
sch 1 cl 45	sub 2001 No 17 amdt 2.18
sch 1 cl 54	am A2004-58 amdt 1.10; subcl renum R16 LA (see A2004-58 amdt 1.11)
sch 1 cl 55	am R1 LA; R2 LA; A2005-39 s 26
sch 1 cl 58	sub 2001 No 17 amdt 2.19
sch 1 cl 66	sub 2001 No 17 amdt 2.20 am A2004-58 amdt 1.12
sch 1 cl 71	am A2004-58 amdt 1.13
sch 1 cl 79	am A2004-58 amdt 1.14
sch 1 cl 80	am A2004-58 amdt 1.15
sch 1 cl 82	am A2004-58 amdt 1.16
sch 1 cl 91	am A2004-58 amdt 1.17
sch 1 cl 92	am A2004-58 amdts 1.18-1.22
sch 1 cl 93	am A2004-58 amdt 1.23
sch 1 cl 96	am A2004-58 amdt 1.24, amdt 1.25
sch 1 cl 98	am A2004-58 amdt 1.26

**Dictionary**

dict	ins A2004-58 s 42
	def <b>approved mediator</b> sub 1998 No 5 s 4 reloc from s 3 A2004-58 s 6
	def <b>bond</b> reloc from s 3 A2004-58 s 6
	def <b>commissioner</b> reloc from s 3 A2004-58 s 6
	def <b>crisis accommodation</b> ins A2005-39 s 27
	def <b>energy efficiency rating</b> ins 1997 No 122 s 4 reloc from s 3 A2004-58 s 6
	def <b>energy efficiency rating statement</b> ins A2004-58 s 42
	def <b>enforcement condition</b> ins A2005-39 s 27
	def <b>fixed term agreement</b> reloc from s 3 A2004-58 s 6
	def <b>former lessor</b> reloc from s 3 A2004-58 s 6
	def <b>former tenant</b> reloc from s 3 A2004-58 s 6
	def <b>grantor</b> ins A2004-58 s 42
	def <b>lessor</b> ins A2004-58 s 42
	def <b>member of the tribunal</b> reloc from s 3 A2004-58 s 6
	def <b>mobile home</b> reloc from s 3 A2004-58 s 6

## Endnotes

### 4 Amendment history

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def **mobile home park** reloc from s 3 A2004-58 s 6  
def **occupancy agreement** ins A2004-58 s 42  
def **occupancy dispute** ins A2004-58 s 42  
def **occupancy principles** ins A2004-58 s 42  
def **occupant** ins A2004-58 s 42  
def **party** reloc from s 3 A2004-58 s 6  
def **periodic agreement** reloc from s 3 A2004-58 s 6  
def **personal information** ins A2005-39 s 27  
def **preliminary conference** reloc from s 3 A2004-58 s 6  
def **premises** reloc from s 3 A2004-58 s 6  
def **president** reloc from s 3 A2004-58 s 6  
def **referee** reloc from s 3 A2004-58 s 6  
def **registrar** sub 1999 No 66 sch 3  
reloc from s 3 A2004-58 s 6  
def **residential tenancy agreement** ins A2004-58 s 42  
def **standard occupancy terms** ins A2004-58 s 42  
def **standard residential tenancy terms** ins A2004-58 s 42  
def **tenancy database** ins A2005-39 s 27  
def **tenancy dispute** ins A2004-58 s 42  
def **tenant** ins A2004-58 s 42  
def **termination and possession order** reloc from s 3  
A2004-58 s 6  
def **termination notice** am 2001 No 44 s 1.3632  
reloc from s 3 A2004-58 s 6  
def **tribunal** reloc from s 3 A2004-58 s 6  
def **trust account** reloc from s 3 A2004-58 s 6

## 5 Earlier republications

Some earlier republications were not numbered. The number in column 1 refers to the publication order.

Since 12 September 2001 every authorised republication has been published in electronic pdf format on the ACT legislation register. A selection of authorised republications have also been published in printed format. These republications are marked with an asterisk (\*) in column 1. Electronic and printed versions of an authorised republication are identical.

Republication No	Amendments to	Republication date
1	Act 2000 No 17	14 November 2000
2	Act 2001 No 44	4 February 2002
3	Act 2002 No 11	30 May 2002
4	<u>Act 2002 No 27</u>	13 September 2002
5	Act 2002 No 30	3 October 2002
6*	A2002-30	7 October 2002
7	<u>A2004-13</u>	30 April 2004
8	A2004-13	1 September 2004
9	A2004-60	10 January 2005
10	A2004-60	8 March 2005
R10 (RI)	A2004-60 †	17 May 2005
11	A2004-60	9 April 2005
11 (RI)	A2004-60	17 May 2005
12	A2005-43	1 October 2005
13	<u>A2005-54</u>	23 November 2005
14	A2005-54	24 November 2005
15	A2005-60	22 December 2005
16	A2005-60	1 January 2006

† includes retrospective amendments by A2005-20 amdt 3.340

## Endnotes

6 Uncommenced amendments

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### **6 Uncommenced amendments**

The following amendments have not been included in this republication because they were uncommenced at the republication date:

<b>Residential Tenancies Amendment Act 2005 A2005-39 ss 4-6, 8-24, 27</b>
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### **4 Standard residential tenancy terms Section 8**

omit

A residential tenancy agreement—

*substitute*

- (1) A residential tenancy agreement—

### **5 New section 8 (aa)**

*insert*

- (aa) if the lessor and tenant agree—may contain a fair clause for posted people; and

### **6 Section 8**

*renumber paragraphs when Act next republished under Legislation Act*

### **8 New section 10 (4A)**

*insert*

- (4A) The tribunal must not endorse a term mentioned in section 15 (5) in relation to a tenant unless satisfied that the tenant owes an amount to the commissioner for housing.

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**9 Lessor's obligations**  
**Section 12 (3) (c)**

*substitute*

- (c) for the premises that are the subject of the proposed residential tenancy agreement—
  - (i) a copy of an energy efficiency rating statement (if any) for the habitable part of the premises; or
  - (ii) a copy of a fresh energy efficiency rating statement for the habitable part of the premises if—
    - (A) building work under the *Building Act 2004*, section 6 has been carried out on the premises that affects the energy efficiency rating of the habitable part of the premises; and
    - (B) before the building work was carried out, an energy efficiency rating statement had been prepared for the habitable part of the premises;
- (d) if the premises are crisis accommodation provided by a declared crisis accommodation provider—a statement explaining that the lessor can terminate the agreement on 4 weeks notice if the lessor needs the premises to use as crisis accommodation for someone other than the tenant.

**10 New section 12 (4)**

*insert*

- (4) In this section:  
***declared crisis accommodation provider*** means a crisis accommodation provider declared under section 126.

**11 Rent or a bond only  
New section 15 (5)**

*insert*

- (5) This Act does not prevent the commissioner for housing from requiring a tenant to agree to pay an outstanding amount owed by the tenant to the commissioner for housing in relation to a previous tenancy in consideration for giving the tenant a right to occupy premises if the tribunal has, under section 10, endorsed the term of the residential tenancy agreement requiring the payment.
- (6) The inclusion in a residential tenancy agreement of a term requiring payment of an outstanding amount owed by the tenant to the commissioner for housing does not prevent—
  - (a) the commissioner and the tenant agreeing to the tenant repaying the outstanding amount over a period of time longer than the period set out in the term; or
  - (b) the commissioner from taking action against the tenant in relation to the outstanding amount.

**12 Section 23**

*substitute*

**23 Deposit of bond by lessor**

- (1) The tenant must pay the bond to the lessor.
- (2) Subsection (1) does not apply if the lessor and tenant agree that the tenant will deposit the bond with the Territory.
- (3) If the tenant pays the bond to the lessor and not to the lessor's agent, the lessor must, before the prescribed period ends, deposit with the Territory—
  - (a) the amount of the bond; and

(b) a notice in accordance with section 25.

Maximum penalty: 20 penalty units.

(4) If the tenant pays the bond to the lessor's agent, the agent must, before the prescribed period ends, deposit with the Territory—

(a) the amount of the bond; and

(b) a notice in accordance with section 25.

Maximum penalty: 20 penalty units.

(5) An offence against this section is a strict liability offence.

(6) In this section:

*prescribed period* means—

(a) 2 weeks after the day the lessor receives the bond; or

(b) if another period is prescribed by regulation—the prescribed period.

### **13 Condition reports New section 29 (6)**

*insert*

(6) To remove any doubt, a condition report for premises may, but need not, contain a list of items at the premises, other than goods leased with the premises.

### **14 Termination Section 36 (j) (iii)**

*substitute*

(iii) the tenant vacates the premises;

(k) for crisis accommodation—if the lessor—

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- (i) gives the tenant 4 weeks notice to terminate the agreement; and
- (ii) has given the tenant information about alternative accommodation; and
- (iii) needs the premises to use as crisis accommodation for someone other than the tenant.

## **15 Section 40**

*substitute*

### **40 Content of warrant**

- (1) A warrant issued under this part must—
  - (a) authorise any police officer to take appropriate action, with any necessary and reasonable assistance, to evict a named person, or a named person and everyone else on the premises, within the period stated in the warrant; and
  - (b) require a police officer to give the named person not less than 2 days notice of the proposed eviction.
- (2) Subsection (1) (b) does not apply if the registrar believes on reasonable grounds that—
  - (a) there are exceptional circumstances; and
  - (b) it would be inappropriate to give the notice required by subsection (1) (b).
- (3) A regulation may prescribe what is, or is not, appropriate action to be taken under a warrant.

## **16 Section 42**

*substitute*



## 42 Conditional orders

- (1) If the enforcement of a termination and possession order is subject to a condition (an *enforcement condition*), the order expires on a day stated by the tribunal in the order.

### Example of enforcement condition

that a person fails to pay rent arrears to the lessor within 6 months after the day the termination and possession order is made

*Note* An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

- (2) The expiry day must not be more than 1 year after the day the order is made.
- (3) However, subsection (2) does not apply if the tribunal believes on reasonable grounds that—
  - (a) there are exceptional circumstances; and
  - (b) it would be inappropriate to state an expiry day in accordance with subsection (2).

## 42A Failure to comply with conditional order

- (1) A lessor may apply to the registrar for a warrant for the eviction of a person if—
  - (a) the tribunal has issued a termination and possession order subject to an enforcement condition; and
  - (b) the order has not expired; and
  - (c) the lessor satisfies the registrar that the enforcement condition has been satisfied; and
  - (d) the person to whom the order was directed continues to live at the premises.
- (2) On receiving an application for a warrant, the registrar must—

## Endnotes

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- (a) list the application for hearing before the tribunal not earlier than 1 week after the day the notice under paragraph (b) is given to the person; and
- (b) give notice to the person to whom the termination and possession order is directed stating—
  - (i) that an application for a warrant for eviction has been made; and
  - (ii) the time when, and the place where, the application is to be heard; and
  - (iii) that the person should seek legal advice about the application if the person wants to continue to live at the premises.

### **42B Hearing of application**

- (1) An application under section 42A must be decided as if it were an application under section 49 for a termination and possession order.
- (2) After considering the application and hearing the parties who attend the hearing, the tribunal must—
  - (a) allow the application; or
  - (b) dismiss the application.
- (3) If the tribunal allows the application, the tribunal must direct the registrar to issue a warrant for the eviction of the person.
- (4) If the tribunal dismisses the application, the tribunal may—
  - (a) confirm the termination and possession order subject to the enforcement condition; or
  - (b) make another termination and possession order subject to an enforcement condition; or
  - (c) set aside the termination and possession order.

**17**      **Damage, injury or intention to damage or injure**  
**Section 51 (c)**

*substitute*

- (c) if the lessor is a corporation—injury to a representative of the corporation or a member of a representative’s family; or
- (d) serious or continuous interference with the quiet enjoyment of nearby premises by an occupier of the premises.

**18**      **New section 107A**

*in division 6.5, insert*

**107A**      **Substitution of tenant**

- (1) This section applies if—
  - (a) the tenant, or a cotenant, (the *removed person*) has given an undertaking to a court to leave the premises; or
  - (b) a court has made an order, other than an interim order, to remove the removed person from the premises.
- (2) An occupant of the premises, other than the removed person, (the *occupant*) may apply to the tribunal to be the tenant or cotenant under the residential tenancy agreement for the premises instead of the removed person.
- (3) To remove any doubt, an application may be made by the occupant even though the occupant is not a tenant or cotenant under the residential tenancy agreement.
- (4) The application must—
  - (a) be in writing; and
  - (b) include—
    - (i) evidence of the removed person’s undertaking to the court to leave the premises; or

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- (ii) a copy of the court order to remove the removed person from the premises.
- (5) The tribunal may make an order substituting the occupant as the tenant, or cotenant, if—
  - (a) the grounds of the application are proved; and
  - (b) the lessor has been given an opportunity to be heard on the application.
- (6) If the application is in relation to premises leased under a housing assistance program under the *Housing Assistance Act 1987*, the tribunal must not make an order under subsection (5) that is inconsistent with the eligibility criteria of the program.
- (7) The order is subject to any condition stated in it by the tribunal.

## 19 New part 6A

*before division 6.6, insert*

## Part 6A Tenancy databases

### 107B Definitions for pt 6A

In this part:

*personal information* means—

- (a) an individual's name; or
- (b) information or an opinion, whether true or not, about an identified individual.

*tenancy database* means a database (whether or not stored in a computer) containing personal information—

- (a) relating to, or arising from, the occupation of residential premises under a residential tenancy agreement; or

- (b) entered into the database for reasons relating to, or arising from, the occupation of residential premises under a residential tenancy agreement.

### **107C Non-application to internal databases**

- (1) This part does not apply to a tenancy database kept by an entity for use only by the entity or its employees.
- (2) In this section:  
*entity* includes the commissioner for housing.

### **107D Restriction on inclusion of personal information**

- (1) A person (the *listing person*) must not include personal information about someone else (the *ex-tenant*) in a tenancy database unless—
  - (a) the ex-tenant was named as a tenant in a residential tenancy agreement; and
  - (b) the agreement has ended; and
  - (c) there is a reason prescribed by regulation for including the personal information about the ex-tenant; and
  - (d) the maximum period prescribed by regulation for which information may be included in the register has not ended; and
  - (e) the listing person has—
    - (i) given written notice to the ex-tenant about the personal information the listing person proposes to include in the database (the *information proposed to be included*); or
    - (ii) taken other reasonable steps to disclose to the ex-tenant the information proposed to be included; and
  - (f) the listing person has given the ex-tenant a reasonable opportunity to review the information proposed to be included.

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- (2) Subsection (1) (e) and (f) do not apply if the listing person cannot find the ex-tenant after making reasonable enquiries.
- (3) Subsection (1) (f) also does not apply in relation to personal information that, immediately before its inclusion in the tenancy database, is publicly available.

### **Example of publicly available information**

personal information obtained from publicly available court records

*Note* An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

## **107E Application to tribunal about contravention**

- (1) An individual who claims that the individual's personal information has been included in a tenancy database in contravention of section 107D may apply to the tribunal about the inclusion of the information.
- (2) The application must be made within 6 months after the day the individual becomes aware of the inclusion of the information.
- (3) If the tribunal decides there has been a contravention, it may—
  - (a) order a person to take stated steps to remedy the contravention;  
or
  - (b) make any other order it considers appropriate.

## **107F Application to tribunal about incorrect or unjust inclusion in database**

- (1) An individual who has had personal information included in a tenancy database may apply to the tribunal for an order under this section.
- (2) The tribunal may order a person to take stated steps to—
  - (a) have the individual's name or other personal information about the individual omitted from the database; or

- (b) have stated changes made to the personal information about the individual that is in the database.
- (3) The tribunal may make the order only if satisfied—
- (a) the database includes personal information about the individual that is incorrect or misleading; or
  - (b) the inclusion of the individual's name or other personal information about the individual in the database is unjust in the circumstances, having regard to—
    - (i) the reason for the inclusion of the personal information; and
    - (ii) the individual's involvement in the acts or omissions giving rise to the reason for the inclusion of the personal information; and
    - (iii) the adverse consequences suffered, or likely to be suffered, by the individual because of the inclusion of the personal information; and
    - (iv) any other relevant matter.

**Example for par (a)**

Information about Tania is included in a tenancy database because of a minor matter. The database does not give details of the matter but includes a notation implying that Tania may be responsible for a serious breach of the Act.

**Examples for par (b)**

- 1 Information about Sally is included in a tenancy database because of damage caused to premises by Sally's domestic partner during a domestic violence incident. Because of the inclusion of the information, Sally cannot obtain appropriate and affordable accommodation.

## Endnotes

### 6 Uncommenced amendments

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2 Information about Robert is included in a tenancy database because rent remained unpaid by Robert months after it was payable. During that period, Robert was in hospital recovering from a serious accident and unable to make arrangements for payment.

*Note* An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

### **107G Application to tribunal about proposed inclusion of personal information**

- (1) An individual who is aware that someone (the *listing person*) intends to include personal information about the individual in a tenancy database may apply to the tribunal for an order under this section.
- (2) The tribunal may—
  - (a) order the listing person, or someone else, not to include the individual's personal information in the tenancy database; or
  - (b) order the listing person, or someone else, not to include the individual's personal information except with stated changes or on stated conditions; or
  - (c) make any other order it considers appropriate.
- (3) The tribunal may make the order only if satisfied that, if the personal information were included as proposed, the tribunal could make an order in relation to the personal information under section 107E or section 107F.

### **107H Order for compensation**

- (1) This section applies if the tribunal makes an order against a person under section 107E, section 107F or section 107G.
- (2) The tribunal may also make an order requiring the person to pay to a stated person, within a stated period, an amount the tribunal



considers appropriate as compensation for the loss or damage caused by including the personal information.

- (3) The amount of compensation must not exceed—
- (a) \$5 000; or
  - (b) if another amount is prescribed by regulation—that amount.

**20 Division 6.6 heading**

*substitute*

## **Part 6B Enforcement**

**21 Referees  
Section 116 (5) to (7)**

*substitute*

- (5) A referee may hear and decide an application and make any order the tribunal may make.
- (6) If a referee is hearing and deciding an application, division 6.5 and part 6B apply to the hearing as if a reference to the tribunal were a reference to the referee.
- (7) However, a referee must not order the payment of—
- (a) compensation for a breach of the standard residential tenancy terms or standard occupancy terms; or
  - (b) any amount (other than unpaid rent) that cannot be ascertained by reference to a receipt or statement of account.

**22 New section 126**

*in part 9, insert*

**126 Declared crisis accommodation provider**

- (1) The Minister may, in writing, declare an entity to be a crisis accommodation provider in relation to stated accommodation (*crisis accommodation*).
- (2) However, the Minister must not make the declaration in relation to accommodation unless satisfied that the entity—
  - (a) provides, or intends to provide, the accommodation as emergency accommodation for people in crisis; and
  - (b) provides, or intends to provide, information to people accommodated in the accommodation, whether on or before termination, about alternative accommodation and, if appropriate, other services.
- (3) A declaration is a notifiable instrument.

*Note* A notifiable instrument must be notified under the Legislation Act.

**23 New section 127A**

*insert*

**127A Transfer of public housing under will**

- (1) A public housing tenancy agreement may provide that the tenant must not give the tenant's rights under the agreement by will to another person who is not an occupant of the premises.
- (2) If a person takes possession of public housing premises under a will, the commissioner for housing may apply to the tribunal to adjust the rent, or terminate the agreement.
- (3) In considering an application under subsection (2), the tribunal must have regard to the eligibility criteria under relevant housing assistance programs under the Housing Assistance Act 1987.

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**24 Regulation-making power  
Section 136 (2) (d)**

*substitute*

- (d) the keeping of records;
- (e) tenancy databases.

**27 Dictionary, new definitions**

*insert*

*crisis accommodation*—see section 126.

*enforcement condition*—see section 42 (1).

*personal information*, for part 6A (Tenancy databases)—see section 107B.

*tenancy database*—see section 107B.

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