

Notice to remedy breach (Form 11)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 325)



Name/s and address

	Postcode

1 Address of the rental property

	Postcode
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2 Notice issued by Property owner Property manager Tenant/s

Full name/trading name	Phone
1.	
2.	
3.	

3 Notice issued to Property owner Property manager Tenant/s

Full name/trading name
1.
2.
3.

4 Details of the breach

5 If this notice is given for rent arrears

Date rent was paid to	Number of days rent is overdue	Amount of rent owing on the date this notice was issued*
<input type="text"/>	<input type="text"/>	\$ <input type="text"/> * any new rent due during the breach process must be paid on time

6 Notice issued on

Day	Date	Method of issue (e.g. email, post, in person)
<input type="text"/>	<input type="text"/>	<input type="text"/>

7 Date the breach must be remedied by

<input type="text"/>	(Minimum notice periods apply – see overleaf)
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8 Signature/s of the person/people issuing the notice

Print name/s	Signature/s	Date
1. <input type="text"/>	<input type="text"/>	<input type="text"/>
2. <input type="text"/>	<input type="text"/>	<input type="text"/>
3. <input type="text"/>	<input type="text"/>	<input type="text"/>

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Either the tenant/s or the property owner/manager can fill out this form if they believe the other has breached the tenancy agreement.

If the other person **does not agree** there has been a breach, they should try and resolve it with the person who issued the notice. If agreement cannot be reached, the RTA's dispute resolution service may be able to assist – phone 1300 366 311.

Whoever receives this notice will need to address the problem within the specified timeframe.

Minimum notice periods

Residential tenancy	Unpaid rent	7 days if rent has been unpaid for 7 days
	General breach	7 days

Moveable dwelling tenancy	Unpaid rent	5 days if rent has been unpaid for 7 days
	General breach	7 days

Do not send this form to the RTA. Give this form to the person/s you believe are in breach and keep a copy for your records.

