

LEAVING A TENANCY DUE TO DFV



Q) Is the tenant leaving due to domestic and family violence (DFV)?

1 Issue a notice ending tenancy interest to lessor

- Complete an [RTA Form 20 Notice ending tenancy interest](#).
- Give 7 days' notice required (not including the day you send the form).
- Issue this to the Lessor or Agent alongside relevant evidence:

2 Provide relevant evidence - ONE of the following:

- [An RTA Domestic and family violence report](#) signed by an authorised professional
- a protection order;
- a temporary protection order;
- a police protection notice;
- a police protection direction;
- an interstate order;
- an injunction;



TENANCY OBLIGATIONS REMAIN UNTIL THE 7TH DAY



Tenants Queensland Inc



Tenants Queensland Domestic Violence
Sector Capacity Building Project

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A DFV Report provides minimal information to the lessor or agent about the violence

Who is an authorised professional?

a) health practitioner, a person registered under the Health Practitioner Regulation National Law to practise, other than as a student, in any of the following health professions –

- Aboriginal and Torres Strait Islander health practice;
- medical;
- midwifery;
- nursing;
- occupational therapy;
- psychology

b) a person who is eligible for membership of the Australian Association of Social Workers;

c) a refuge or crisis worker;

d) a domestic and family violence support worker or case manager;

e) an Aboriginal and Torres Strait Islander medical service;

f) a solicitor

THE AGENT MUST KEEP THIS INFORMATION CONFIDENTIAL

3 Cleaning responsibilities

Q) Is the person leaving a sole tenant? or a Co-tenant?

You can check the lease agreement Sole tenant where only one person is named as the tenant on the lease. Co-tenant where multiple names are listed as tenants on the lease.

Sole-tenant

- Responsible for cleaning and returning the property to the same condition as the start of tenancy, fair wear and tear excepted.

Co-tenant

- Not Responsible for cleaning and returning the property to the same condition as the start of tenancy, fair wear and tear excepted.



IN CASE OF A TENANCY DATABASE LISTING, IT'S IMPORTANT TO HAVE A WAY THE LESSOR OR AGENT CAN NOTIFY THE TENANT

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4 Bond and keys

- Complete an [RTA Form 14a Exit condition report](#) and take photos if possible
- State on the report if there is damage caused by DFV
- Send a copy to the lessor or agent as soon as practicable
- On or before the vacate date, return the keys and leave a contact email
- Claim the bond.** Complete an [RTA Form 4a Bond refund for persons experiencing domestic and family violence](#).
- Email the Form 4a to assistedrefund@rta.qld.gov.au

What happens to the remaining co-tenants?

The agent must give the remaining tenants an RTA Continuing interest notice, no earlier than 7 days and no later than 14 days AFTER the vacating tenant's agreement ends, as per the Form 20 vacate date.

Obligations for tenants leaving

- Responsible for** rent up until the end of the 7-day notice period
- Responsible for** the premises and inclusions condition up until 7-day notice period
- **Not responsible** for paying any additional costs to the lessor for re-letting the premises e.g. break lease fees
- **Not responsible** for costs relating to goods left on the premises if leaving due to DFV
- **Not responsible** for damage to the premises caused by an act of DFV; it is good to keep evidence of damage



REMEMBER TO CLAIM THE BOND WITH A FORM 4A

Questions? Contact the DFV Helpdesk

 07 3708 4806  dfvproject@tenantsqld.org.au