

Show cause notice for rent arrears - Tenancy agreement

COVID-19 Emergency Response Act 2020 (Section 24)

Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020 (Section 11)



1 Address of the rental property

	Postcode
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2 Notice issued by Property owner Property manager

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

3 Notice issued to

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

4 Current rent

Rent \$ per week fortnight month

5 Current rent arrears

Date rent was paid to Number of days rent is overdue Amount of rent owing on the date this notice was issued* \$ * any new rent due must be paid on time

Note: If rent arrears is not due to the impacts of COVID-19 emergency or any other tenancy breach, please use the *Notice to remedy breach* (Form 11) and follow the normal process.

6 Notice issued on

Day Date Method of issue (e.g. email, post, in person)

7 Due date to respond to this show cause notice

(Note: This must be 14 days from the date of issuing this notice)

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"/>

9 Next Steps for tenants

This notice has been issued due to rent arrears. These are the options available to you to rectify this situation:

- Pay the rent arrears for the amount owed in section 5 within 14 days and continue to pay rent when due as stated on your tenancy/rooming accommodation agreement, OR
- Respond to this notice within the next 14 days with evidence that the rent arrears are due to excessive hardship resulting from COVID-19 emergency.

If you are suffering excessive hardship, you are encouraged to first negotiate and self-resolve with the other parties. Shared decisions and agreed timeframes for any temporary COVID-19 emergency related rental or tenancy arrangements can be documented using the RTA's tenancy variation agreement forms ([18d, e and f](#)).

Do not send this form to the RTA. Give this form to the person/s required to show cause for rent arrears due to the COVID-19 emergency period. Keep a copy for your records.

Note: this form can only be used until 31 December 2020 as stated in section 3 of the Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020.



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The RTA recommends contacting the person issuing this notice to discuss your situation. Both parties are encouraged to make all efforts to discuss the options available and make attempts to self-resolve. You can read our top tips for effective conversations and resolving tenancy issues [here](#).

If you do not take action to rectify this situation, the normal breach process may be followed.

Should the tenant/s or the property owner/manager breach the tenancy agreement and is unrelated to rent arrears due to COVID-19 emergency, they can follow the normal breach process by using *Notice to remedy breach* (Form 11).

The RTA recommends self-resolution in the first instance. If an agreement cannot be reached, the RTA's dispute resolution service may be able to assist. Visit rta.qld.gov.au or call us on 1300 366 311.