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**Queensland
Government**

Fortitude Valley Housing Service Centre
Level 7, 515 St Pauls Terrace
PO BOX 445
FORTITUDE VALLEY QLD 4006

2 February 2022

Contact Name: Leisa
Telephone: (07) 3034 6500

DAVID BARKER
5/25 WAVERLEY RD
TARINGA QLD 4068

Tenancy Reference Number: 51600013

Dear David,

You are in breach of your State Tenancy Agreement.

The reasons why you have breached your tenancy agreement are set out in the attached Notice to Remedy and you need to fix this by 16/02/2022.

We are committed to helping people in need of housing. So that we can work together, we ask that you comply with your tenancy agreement.

What do I need to do now?



1. **Please read the attached Notice to Remedy** – it details how you have breached your tenancy agreement.



2. **If you would like further information about how we made the decision** and what this means for you, or you believe the decision is unreasonable, please contact us. If, after talking to us, you still believe the decision is unreasonable, you can ask us to reconsider this decision. Please tell us any other information you think we should consider.



3. **We can connect you with support services who can help you manage your tenancy.** Please contact us if you would like to discuss how they can help. We will work with you and your support services in managing your tenancy.



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What do I need to do?

What happens if I don't fix this breach (non-compliance)?

If you do not take steps to fix this breach, or contact us, we may issue you with a Notice to Leave. You will have two weeks to leave your property.

If you have any questions, please call or visit your local Housing Service Centre.

We thank you for your cooperation.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Leisa', written over a horizontal line.

Leisa

Fortitude Valley Housing Service Centre

Notice to remedy breach (Form 11)
- Other than rent arrears
Residential Tenancies and Rooming Accommodation Act 2008 (Section 325)



Name/s and address of the tenants

DAVID BARKER
5/25 WAVERLEY RD

TARINGA QLD

Postcode 4068

1 Address of the rental property

5/25 WAVERLEY RD, TARINGA QLD

4068

2 Notice issued by ☒ Property owner ☐ Property manager ☐ Tenant/s

Full name/trading name

Phone

State of Queensland, through the Department of Communities, Housing and Digital Economy

(07) 3034 6500

3 Notice issued to ☐ Property owner ☐ Property manager ☒ Tenant/s

Full name/s

DAVID BARKER

4 Details of the breach

Failure to keep internal and external areas of the premises and inclusions clean as stated in your State Tenancy Agreement.

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*

* any new rent due during the breach process must be paid on time

6 Notice issued on

Day

Date

Method of Issue (e.g. by post, in person)

WEDNESDAY

2 February 2022

By Mail

7 Date the breach must be remedied by

16/02/2022

(Minimum notice periods apply – see overleaf)

8 Signature/s of the person/people issuing the notice

Print name/s

Signature/s

Date

State of Queensland, through the Department of Communities, Housing and Digital Economy

2 February 2022

Do not send to the RTA—give this form to the resident/s, keep a copy for your records.

Notice to remedy breach (Form 11)

- Other than rent arrears

Residential Tenancies and Rooming Accommodation Act 2008 (Section 325)



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.

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