

ENTRY NOTICE RESPONSE

Residential Tenancies Act 1997 (ACT) — Schedule 1, Clauses 77–79, 82

Your rights when an entry notice is deficient — inadequate notice or too many inspections

WHEN TO USE THIS BUNDLE

Use this bundle whenever you receive an entry notice that does not meet the statutory requirements, or where an inspection is proposed more frequently than the cap allows.

KNOW THE LAW — THE ENTRY NOTICE REQUIREMENTS (SCHEDULE 1, CL 77–82)

Routine inspections are limited to twice every 12 months (clause 77), plus an optional inspection in the first and last month of the tenancy (clause 78), each requiring 1 week's written notice (clause 79). Entry for repairs or minimum-standards inspection also requires 1 week's notice (clause 82).

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

01 Check every notice against the requirements

The correct notice window (1 week for routine/repairs) and the 2-per-12-months cap for routine inspections.

02 Respond in writing if deficient

State clearly that the entry cannot proceed and a compliant notice must be reissued.

03 Be present at inspections where possible

Photograph the property before and after to protect against later disputes.

04 Log every notice and every actual entry

Update the Entry Notice Log immediately upon receiving any notice.

05 Escalate repeated interference

Repeated non-compliant entry can breach your quiet enjoyment under clause 52 — use Bundle 02 alongside this one.

IF YOU NEED TO ESCALATE — WHAT ACAT CAN ORDER

A defective notice does not authorise entry. If the lessor enters without a valid notice, this may constitute both a breach of Schedule 1 and interference with your quiet enjoyment under clause 52.

★ GOOD TO KNOW — A DEFICIENT NOTICE DOESN'T AUTHORISE ENTRY

If a notice fails the notice-period requirement or exceeds the routine-inspection cap, you are entitled to refuse entry and request a compliant notice be reissued.

■ CRITICAL — ROUTINE INSPECTIONS ARE CAPPED AT TWICE PER 12 MONTHS

Plus an optional inspection in the first and last month of the tenancy — a notice proposing more than this, or with less than 1 week's notice, does not authorise entry.

■ CRITICAL — REPEATED BREACHES ALSO BREACH QUIET ENJOYMENT

Persistent non-compliant entry can be raised as interference with quiet enjoyment under clause 52 — see Bundle 02.

TEMPLATE — ENTRY NOTICE OBJECTION

ACT — ACAT

Residential Tenancies Act 1997 (ACT) — Schedule 1, Clauses 77–79,
82

1. COPY

Copy the letter below into a new email

2. FILL

Replace every **[bracketed]** field with your
details

3. SEND

Email it — request a read receipt, save a
copy

Fill in every **[bracketed]** field, then send via email — request a read receipt.

SUBJECT:

OBJECTION TO ENTRY NOTICE: [Insert Property Address]

I am writing in response to the entry notice dated **[Insert Notice Date]** proposing entry on **[Insert Proposed Date/Time]**. This notice does not meet the requirements of Schedule 1 of the Residential Tenancies Act 1997.

1. DEFICIENCY IDENTIFIED

- **[State the specific deficiency — e.g., notice period of only 3 days given, or this would be a third routine inspection in the 12-month period.]**

2. REQUEST

- I request that a compliant written notice be reissued, providing 1 week's notice and complying with the routine-inspection cap under clause 77.

3. RECORD

- This notice and my response are being logged in my chronological evidence index.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]