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TERMINATION NOTICE CHALLENGE

ACT — ACAT

Residential Tenancies Act 1997 (ACT) — general termination provisions

Your rights when you receive a termination notice — check it states a valid ground

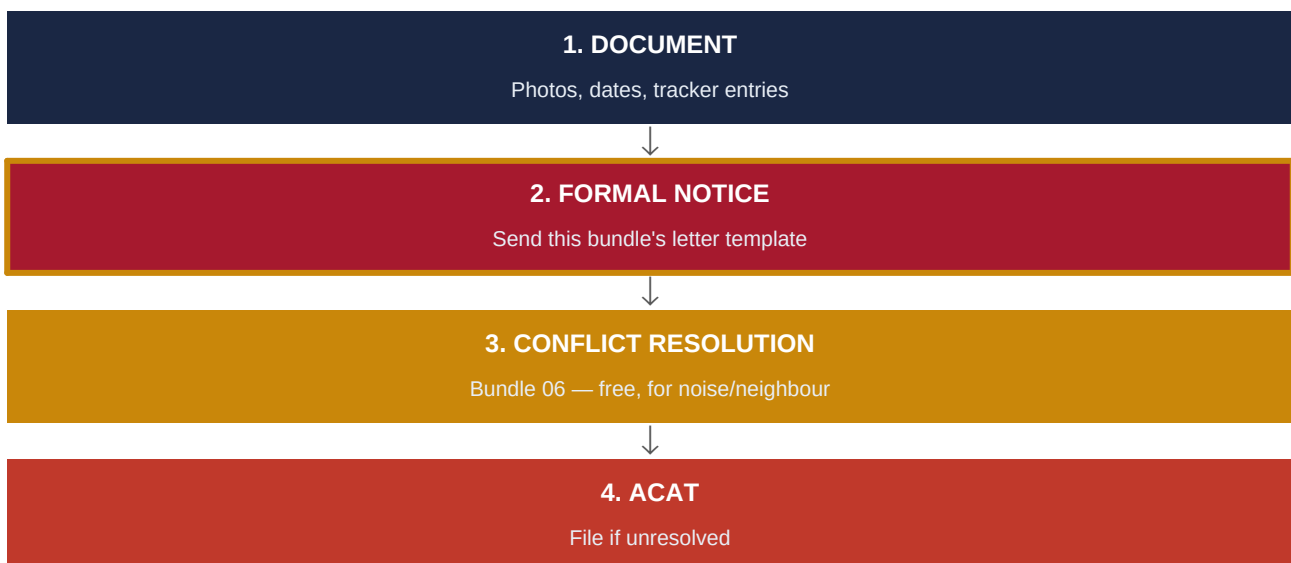
WHEN TO USE THIS BUNDLE

Use this bundle whenever you receive any termination notice, before taking any action.

KNOW THE LAW — CHECKING A TERMINATION NOTICE

The ACT was the first Australian jurisdiction to remove all forms of no-grounds termination. Every termination notice must state a valid, recognised ground — arrears, breach, significant hardship, damage, sale of a fixed-term property, family violence, and others defined in the Act.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

- 01 Do not panic — a notice is not an eviction**
Only ACAT can make a termination and possession order. A notice alone does not require you to leave immediately.
- 02 Check the ground stated**
No ground stated is itself a defect — the ACT requires every termination to name a valid ground.
- 03 Check the notice period and form**
Confirm against the current Act — an incorrect notice period or missing official form may make the notice defective under ss.58–60.
- 04 Seek advice early**
A community legal centre or Legal Aid ACT offer free tenancy advice.
- 05 Log everything**
Record the notice, your checks, and any challenge action in the tracker.

IF YOU NEED TO ESCALATE — WHAT ACAT CAN ORDER

Only ACAT can order possession. A defective notice, or one that hasn't been followed by an ACAT order, does not require you to vacate.

★ GOOD TO KNOW — NO-GROUNDS TERMINATIONS DO NOT EXIST IN THE ACT

The ACT was the first Australian jurisdiction to abolish no-grounds terminations entirely — every notice must state one of the Act's recognised grounds. A notice with no ground, or an unrecognised ground, is defective.

■ CRITICAL — ONLY ACAT CAN ORDER POSSESSION

A termination notice by itself never legally requires you to vacate — verify it first.

TEMPLATE — REQUEST FOR CLARIFICATION OF TERMINATION NOTICE

ACT — ACAT

Residential Tenancies Act 1997 (ACT) — general termination provisions

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:

REQUEST FOR CLARIFICATION — TERMINATION NOTICE: [Insert Property Address]

I am writing in response to the termination notice dated **[Insert Notice Date]** received in relation to the above-referenced property.

1. NOTICE DETAILS

- Ground stated: **[Insert ground]**
- Notice period given: **[Insert number of days]**

2. REQUEST FOR CONFIRMATION

- Please confirm the specific ground relied upon for this notice and the exact minimum notice period required under the Residential Tenancies Act 1997 for this type of termination.
- I am seeking independent advice on the validity of this notice and reserve all rights in relation to it.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]