

02

NOISE AND QUIET ENJOYMENT

Residential Tenancies Act 1999 (NT) — Section 65

NT — NTCAT

Your rights when noise from a landlord-controlled source interferes with your peace, comfort or privacy

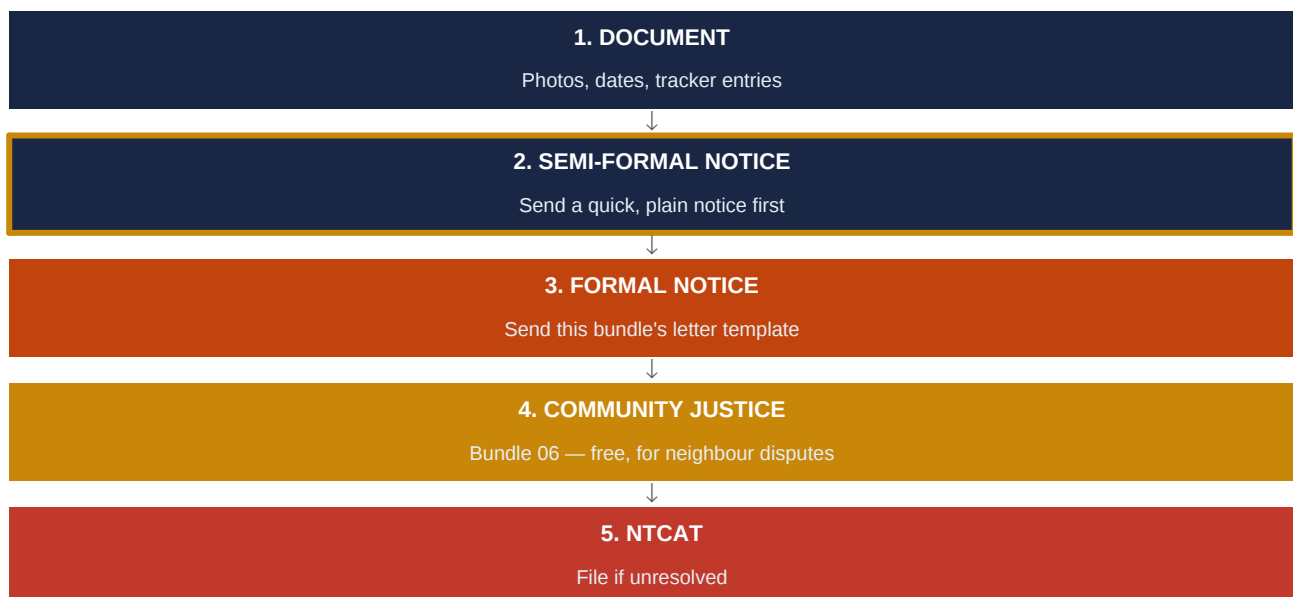
WHEN TO USE THIS BUNDLE

Use this bundle when noise — from another tenant under your landlord's control, or from the landlord or agent directly — persistently interferes with your reasonable peace, comfort or privacy.

KNOW THE LAW — THE QUIET ENJOYMENT OBLIGATION (S.65)

Section 65 of the Residential Tenancies Act 1999 entitles you to vacant possession and quiet enjoyment of the premises, and requires the landlord not to interfere with your reasonable peace or privacy in your use of the property.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

02

STEPS TO SUCCESS

Residential Tenancies Act 1999 (NT) — Section 65

NT — NTCAT

- 01 Log every incident in real time**
Date, time, duration, source, and severity — for every occurrence, not just the worst ones.
- 02 Record evidence where possible**
Audio recordings, written diary entries, and witness accounts all strengthen your case.
- 03 Check whether the source shares your landlord**
The s.65 remedy applies to interference the landlord causes or permits. If the noise comes from a property under a different landlord, this is a council or police matter under the Summary Offences Act 1995 (NT) — keep logging regardless.
- 04 Send a formal written notice citing s.65**
After at least two documented incidents, put the landlord on formal written notice.
- 05 Escalate if ignored**
If ignored, contact the free Community Justice Centre for mediation, then apply to NTCAT (Bundle 06) if unresolved.

IF YOU NEED TO ESCALATE — WHAT NTCAT CAN ORDER

NTCAT can order the landlord to take action against the source of interference and award compensation for the loss of quiet enjoyment you have suffered.

★ GOOD TO KNOW — DIFFERENT LANDLORD? STILL LOG IT

Noise from an unrelated neighbour under a different landlord isn't a s.65 matter against your own landlord — but a consistent, timestamped diary works in every channel: council nuisance complaints, police under the Summary Offences Act, and mediation alike.

■ CRITICAL — SECTION 65 COVERS INTERFERENCE THE LANDLORD CAUSES OR PERMITS

This includes interference by another tenant of the same landlord. The landlord must take reasonable steps to enforce the obligation against that tenant.

■ CRITICAL — DOCUMENT EVERY INCIDENT — PATTERN EVIDENCE WINS

A single complaint rarely succeeds. A consistent, timestamped diary of repeated incidents is what NTCAT acts on.

1. COPY

Copy the letter below into a new email

2. FILLReplace every **[bracketed]** field with your details**3. SEND**

Email it — request a read receipt, save a copy

This is your first contact — a short, plain notice after you've logged at least two incidents. Copy it into an email. If it's ignored, use the formal template on the next page.

SUBJECT:**Noise disturbance at [Insert Property Address]**

Hi [Insert Property Manager Name],

I wanted to flag an ongoing noise issue at the property that I've been keeping a record of.

WHAT'S BEEN HAPPENING

- Source: **[e.g., the unit next door / a person staying at the property]**
- Recent incidents: **[e.g., Tue 10/06 11:30pm–3am, Thu 12/06 1am–4am]**

WHAT I'M ASKING FOR

- Could you please look into this and let me know what steps will be taken?
- Happy to share my incident log if that's useful.

Thanks,

[Your Full Name]**[Property Address]****[Contact Number / Email]**

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

SUBJECT:**FORMAL NOTICE — INTERFERENCE WITH QUIET ENJOYMENT: [Insert Property Address]**

I am writing to formally notify you of ongoing interference with my quiet enjoyment of the above-referenced property, pursuant to Section 65 of the Residential Tenancies Act 1999.

1. PARTICULARS OF INTERFERENCE

- Source: **[e.g., occupant of the adjoining unit under your management]**
- Nature: **[e.g., loud music and voices, most nights between 11pm and 2am]**
- Dates of incidents logged: **[Insert Dates]**

2. IMPACT

- This ongoing interference is materially affecting my reasonable peace and privacy in the property.

3. FORMAL REQUEST

- Pursuant to Section 65, I request that you take reasonable steps to address this interference within **[Insert Timeframe — e.g., 14 days]**.
- If this matter is not resolved, I will contact the Community Justice Centre and, if necessary, apply to NTCAT.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]