

05

HABITABILITY AND MINIMUM STANDARDS

Residential Tenancies Act 1999 (NT) — Sections 47–49

NT — NTCAT

Your rights when the property doesn't meet basic habitability, cleanliness, or security standards

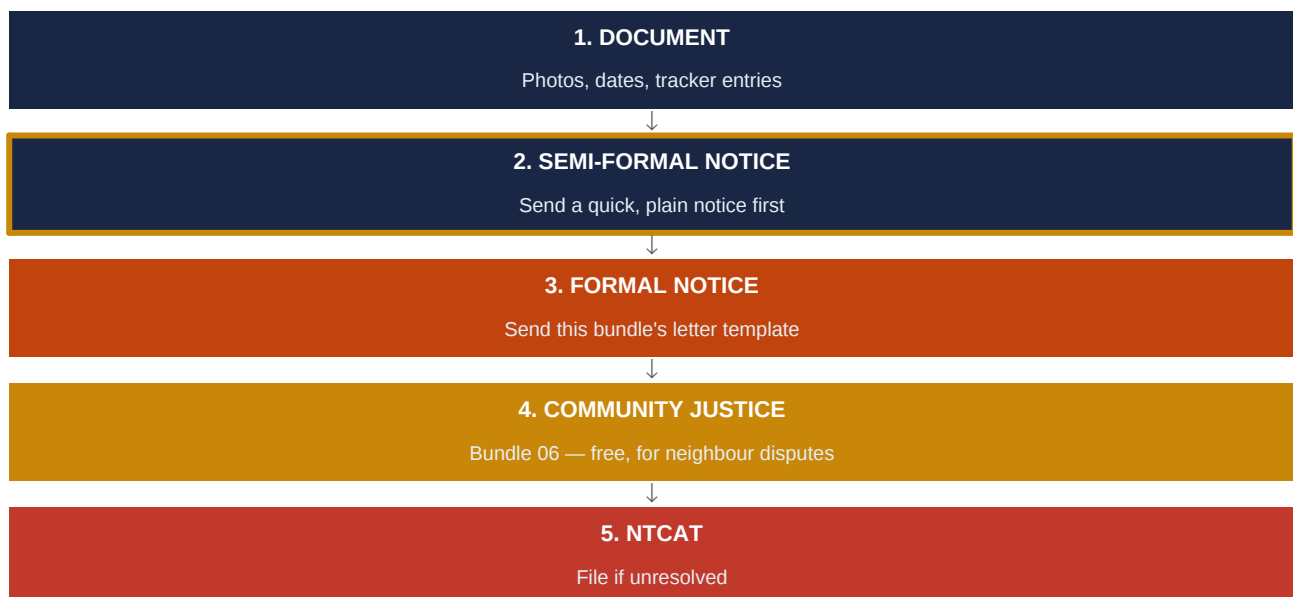
WHEN TO USE THIS BUNDLE

Use this bundle when the property has a fundamental habitability, cleanliness, or security issue — not routine wear and tear, but a failure to meet the baseline standards in ss.47–49.

KNOW THE LAW — HABITABILITY, CLEANLINESS, AND SECURITY (SS.47–49)

Sections 47–49 of the Residential Tenancies Act 1999 set baseline standards: premises must not be let unless habitable and safe (s.47), must be clean and suitable for habitation (s.48), and must be secure (s.49). This is broader than the general repair duty in s.57 — it covers fundamental fitness for occupation.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

05

STEPS TO SUCCESS

Residential Tenancies Act 1999 (NT) — Sections 47–49

- 01 Identify the specific standard not met**
Be precise: not habitable/unsafe, not clean/unsuitable, or not secure.
- 02 Document with photos and video**
Take dated photographs showing the deficiency clearly.
- 03 Notify the landlord in writing**
Cite ss.47–49 and describe the deficiency specifically.
- 04 Report to Consumer Affairs NT if ignored**
Consumer Affairs NT can provide guidance on tenancy standards issues.
- 05 Escalate to NTCAT if unresolved**
A serious standards failure can be raised at NTCAT alongside a general repair claim under s.57.

IF YOU NEED TO ESCALATE — WHAT NTCAT CAN ORDER

NTCAT can order the landlord to bring the premises up to the required standard, and award compensation for the period the premises did not comply.

★ GOOD TO KNOW — THIS APPLIES FROM DAY ONE OF THE TENANCY

Section 47 requires premises to be habitable and safe before they are even let — a serious deficiency present from move-in is a breach from the start, not something that only matters once you've lived there a while.

■ CRITICAL — THIS IS BROADER THAN THE GENERAL REPAIR DUTY

Sections 47–49 cover baseline habitability, cleanliness, and security requirements — distinct from, and broader than, the day-to-day repair duty in s.57.

NOTICE OF REPAIRS — HABITABILITY / MINIMUM STANDARDS ISSUE

Residential Tenancies Act 1999 (NT) — Sections 47–49

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

This is your first contact — a short, plain notice. Copy it into an email and send it the day you notice the issue. If it's ignored, use the formal template on the next page.

SUBJECT:

Property standards issue at **[Insert Property Address]**

Hi **[Insert Property Manager Name]**,

Just letting you know about an issue at the property that needs attention.

WHAT NEEDS FIXING

- Issue: **[Insert a clear, specific description — e.g., mould, unsecured door, unclean condition]**
- First noticed: **[Insert Date]**

WHAT I'M ASKING FOR

- Could you please arrange for this to be fixed within **[Insert Timeframe — e.g., 14 days]**?
- Let me know if you need photos or access arranged.

Thanks,

[Your Full Name]

[Property Address]

[Contact Number / Email]

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

*Fill in every **[bracketed]** field, then send via email — request a read receipt.***SUBJECT:****FORMAL NOTICE — HABITABILITY AND MINIMUM STANDARDS: [Insert Property Address]**

I am writing to formally notify you that the above-referenced property does not meet the standards required under sections 47–49 of the Residential Tenancies Act 1999.

1. STANDARD NOT MET

- Issue: **[Describe the specific standards deficiency — e.g., persistent structural damp, unsecured entry door, unclean condition at move-in.]**
- Date First Identified: **[Insert Date]**

2. EVIDENCE

- Dated photographic and video evidence is attached to this notice.

3. FORMAL REQUEST

- I request that this deficiency be remedied within **[Insert Timeframe — e.g., 14 days]**.
- If unresolved, I will report this matter to Consumer Affairs NT and reserve the right to apply to NTCAT.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]