

07

ENTRY NOTICE RESPONSE

Residential Tenancies Act 1999 (NT) — Sections 70–74

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

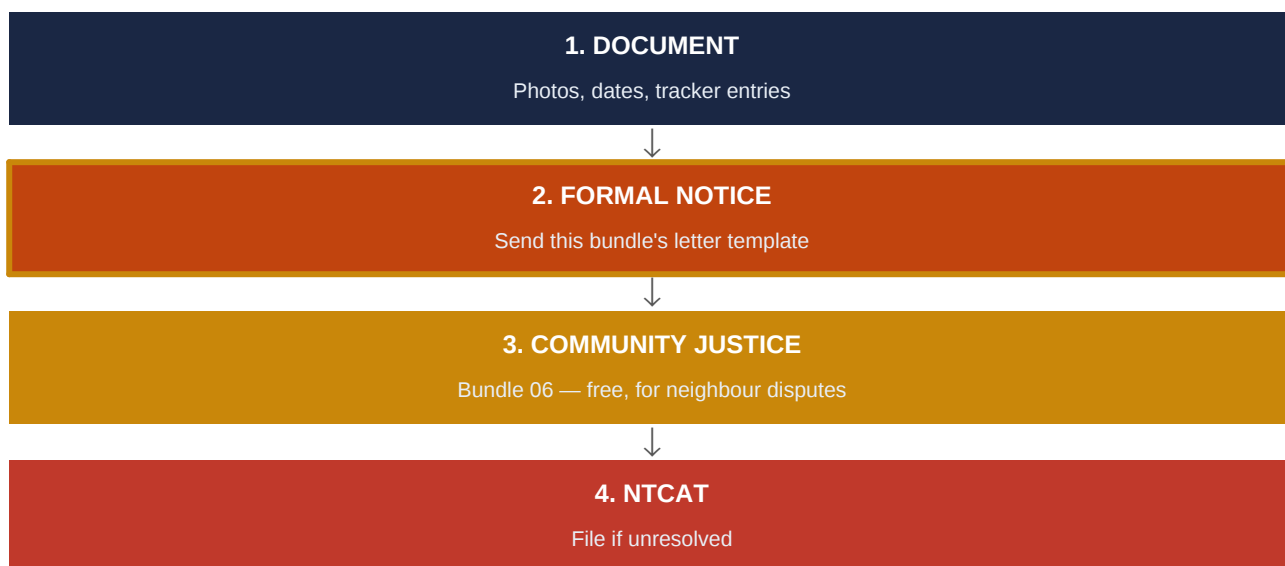
WHEN TO USE THIS BUNDLE

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

KNOW THE LAW — THE ENTRY NOTICE REQUIREMENTS (SS.70–74)

Routine inspections require at least 7 days' notice, at a time agreed with you, no more than once every 3 months, between 7am and 9pm (s.70). Repairs and maintenance entry requires at least 24 hours' notice, between 7am and 9pm (s.71).

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 (7 days for routine, 24 hours for repairs) and the 3-month frequency limit.
- 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 s.65 — use Bundle 02 alongside this one.

IF YOU NEED TO ESCALATE — WHAT NTCAT CAN ORDER

A defective notice does not authorise entry. If the landlord enters without a valid notice, this may constitute both a breach of ss.70–74 and interference with your quiet enjoyment under s.65.

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

If a notice fails the notice-period requirement or exceeds the 3-month frequency limit for routine inspections, you are entitled to refuse entry and request a compliant notice be reissued.

■ CRITICAL — ROUTINE INSPECTIONS ARE LIMITED TO ONCE EVERY 3 MONTHS

A notice proposing more frequent routine inspections, or with less than 7 days' notice, does not authorise entry under s.70.

■ CRITICAL — REPEATED BREACHES ALSO BREACH QUIET ENJOYMENT

Persistent non-compliant entry can be raised as interference with quiet enjoyment under s.65 — see Bundle 02.

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 the Residential Tenancies Act 1999.

1. DEFICIENCY IDENTIFIED

- **[State the specific deficiency — e.g., notice period of only 3 days given for a routine inspection, or this would be a second routine inspection within 3 months.]**

2. REQUEST

- I request that a compliant written notice be reissued, providing the correct notice period and complying with the frequency limit under section 70.

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]