

11

LEASE ASSIGNMENT AND SUBLETTING

Residential Tenancies Act 1999 (NT) — Sections 78–81

NT — NTCAT

Your rights when requesting to transfer your lease or sublet part of the property

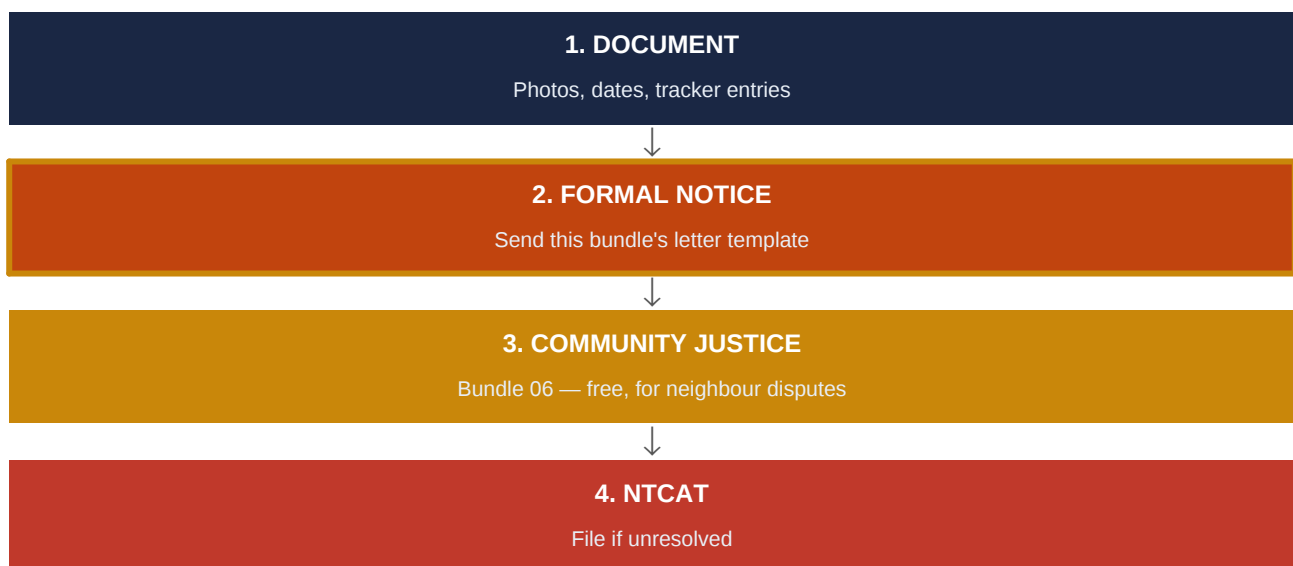
WHEN TO USE THIS BUNDLE

Use this bundle when you need to transfer your lease to someone else or sublet part of the property.

KNOW THE LAW — CONSENT TO ASSIGNMENT OR SUBLETTING (SS.78–81)

Sections 78–79 permit assignment or subletting with the landlord's consent, which must not be unreasonably withheld. Section 81 prohibits unreasonable charges for granting that consent.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

11

STEPS TO SUCCESS

Residential Tenancies Act 1999 (NT) — Sections 78–81

NT — NTCAT

- 01 Provide a credible proposed assignee**
Stable income, rental history, and references make a refusal harder to justify.
- 02 Send the request in writing**
Set a clear response deadline.
- 03 Keep paying rent and meeting obligations**
You remain liable for rent and damage until the assignment is formally completed in writing.
- 04 Respond to any unreasonable refusal or charge in writing**
Ask for the specific reasonable grounds relied on, and challenge any unreasonable fee under s.81.
- 05 Escalate if needed**
Use Bundle 06 to progress to NTCAT.

IF YOU NEED TO ESCALATE — WHAT NTCAT CAN ORDER

NTCAT can order that consent be treated as given where a refusal was unreasonable, or disallow an unreasonable charge under s.81.

★ GOOD TO KNOW — NEVER STOP PAYING RENT OR VACATE EARLY

Until the assignment is formally completed in writing, you remain fully liable under the existing tenancy.

■ CRITICAL — YOU REMAIN LIABLE UNTIL THE ASSIGNMENT IS FORMALLY COMPLETED

Never stop paying rent or vacate early based on an informal agreement — get it in writing first.

■ CRITICAL — UNREASONABLE CHARGES FOR CONSENT ARE PROHIBITED

Section 81 stops the landlord charging an unreasonable fee just for agreeing to an assignment or sublet.

TEMPLATE — LEASE ASSIGNMENT / SUBLETTING REQUEST

Residential Tenancies Act 1999 (NT) — Sections 78–81

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 CONSENT TO ASSIGN / SUBLET: **[Insert Property Address]**

I am writing to formally request your consent to **[assign my lease / sublet part of the property]** at the above-referenced property.

1. PROPOSED ASSIGNEE / SUBTENANT

- Name: **[Insert Name]**
- Supporting information: **[Insert income, rental history, and reference details]**

2. REQUEST

- I request your written response by **[Insert Date — e.g., 14 days from this notice]**.
- Should consent be unreasonably withheld, or an unreasonable charge proposed, I will escalate this matter to NTCAT.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]