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BOND RETURN REQUEST

Residential Tenancies Act 1999 (NT) — Sections 110–116

Your rights at the end of tenancy — how to claim your bond and dispute deductions

WHEN TO USE THIS BUNDLE

Use this bundle at the end of your tenancy to formally request the full release of your bond. Use it alongside your move-out inspection documentation and your original condition report.

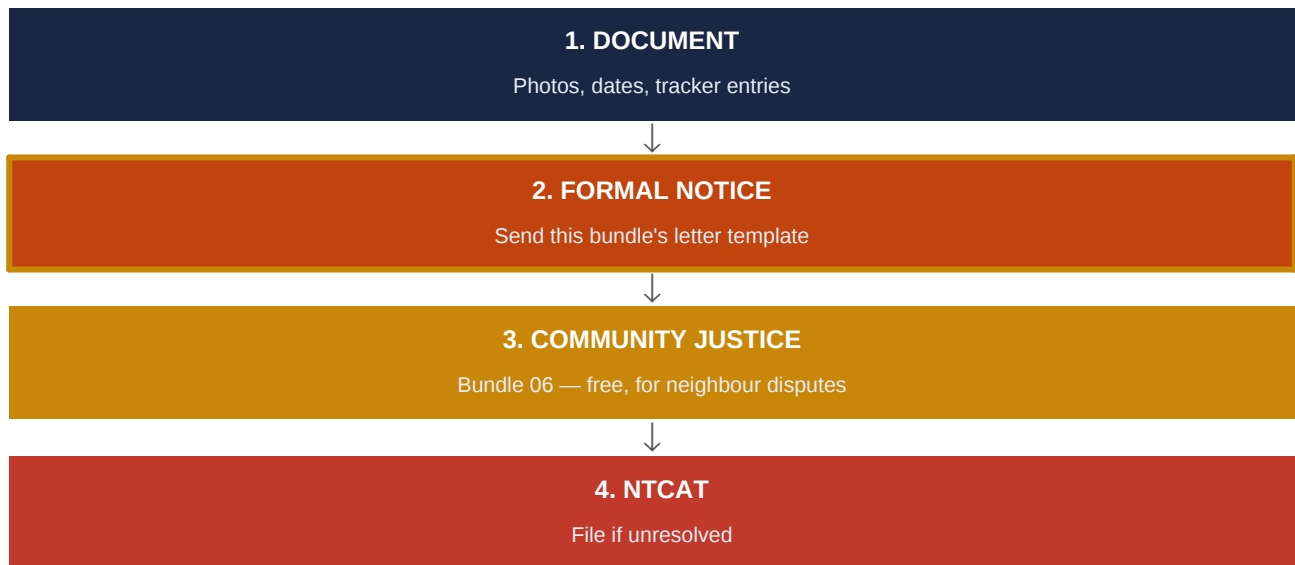
KNOW THE LAW — BOND RETURN (SS.110–116)

At the end of the tenancy, a condition report is prepared under s.110, and s.111 makes it conclusive of the premises' condition at that time. Section 112 sets out when the landlord may keep the security deposit, and s.113 lets NTCAT deal with disputes relating to it.

FAIR WEAR AND TEAR VS. DAMAGE

FAIR WEAR AND TEAR (NOT CHARGEABLE)	DAMAGE (CHARGEABLE)
Minor scuff marks on walls	Large holes in walls
Faded paint (normal sunlight)	Stains, significant marks
Carpet flattening from normal use	Carpet stains from spills or burns
Small nail holes	Broken fixtures or fittings
Worn door handles / locks	Damaged appliances

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

- 01 Photograph the property thoroughly before vacating**
Mirror your move-in documentation exactly — photograph every room, every surface, every appliance.
- 02 Prepare the end-of-tenancy condition report under s.110**
Compare it against your original condition report from the start of the tenancy.
- 03 Lodge your bond release request the day you vacate — don't wait for the landlord**
You do not need the landlord's permission or cooperation to seek release of the security deposit.
- 04 Send the template letter the same day**
Notify the landlord your claim is already lodged and any deduction must now be raised as a formal, evidenced dispute.
- 05 Challenge every unjustified deduction in writing**
Itemise your objection to each claim with supporting evidence, using the Deductions Log.
- 06 Escalate a disputed claim**
Disputes about the security deposit are dealt with by NTCAT under s.113.

IF YOU NEED TO ESCALATE — WHAT NTCAT CAN ORDER

NTCAT will assess each deduction individually against your evidence under s.113. A well-documented Evidence Tracker with entry and exit photos is significantly more persuasive than verbal claims.

★ GOOD TO KNOW — FAIR WEAR AND TEAR CANNOT BE CHARGED

Lease clauses attempting to require professional cleaning, carpet replacement, or repainting as standard end-of-tenancy obligations are generally unenforceable in the NT. The condition report comparison under ss.110–111 is what governs.

■ CRITICAL — LODGE YOUR OWN BOND RELEASE REQUEST — DON'T WAIT

Request release of your security deposit the day you vacate, rather than leaving the landlord in control of the timeline.

■ CRITICAL — FAIR WEAR AND TEAR IS NOT DAMAGE

The landlord cannot deduct for normal wear and tear — scuff marks, minor carpet flattening, faded paint from sunlight, or worn fittings from ordinary use.

TEMPLATE — BOND RETURN REQUEST

Residential Tenancies Act 1999 (NT) — Sections 110–116

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:

FORMAL REQUEST FOR BOND RELEASE: **[Insert Property Address]**

I am writing to confirm I have vacated the above-referenced property on **[Insert Vacate Date]** and have prepared the end-of-tenancy condition report, requesting release of the full security deposit of \$**[Insert Bond Amount]**.

1. PROPERTY CONDITION

- The property has been left in the same or better condition than recorded in the condition report at the commencement of the tenancy, as evidenced by the attached photographs.

2. BOND RELEASE REQUEST

- This request was made on **[Insert Date]** pursuant to sections 110–112 of the Residential Tenancies Act 1999.

3. ANY PROPOSED DEDUCTIONS

- Any deduction you wish to claim must be itemised and supported by evidence. I will respond in writing to each item and, if unresolved, pursue this through NTCAT under section 113.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]