

07

ENTRY NOTICE RESPONSE

Residential Tenancies and Rooming Accommodation Act 2008 (Qld) —
Section 192

Your rights when you receive a deficient entry notice — or when entry happens unlawfully

WHEN TO USE THIS BUNDLE

Use this bundle when you receive an entry or inspection notice that is deficient — insufficient notice, outside permitted hours, no stated purpose, or over the 2-in-7-days cap during a leaving period. Also use it to formally record every entry that occurs.

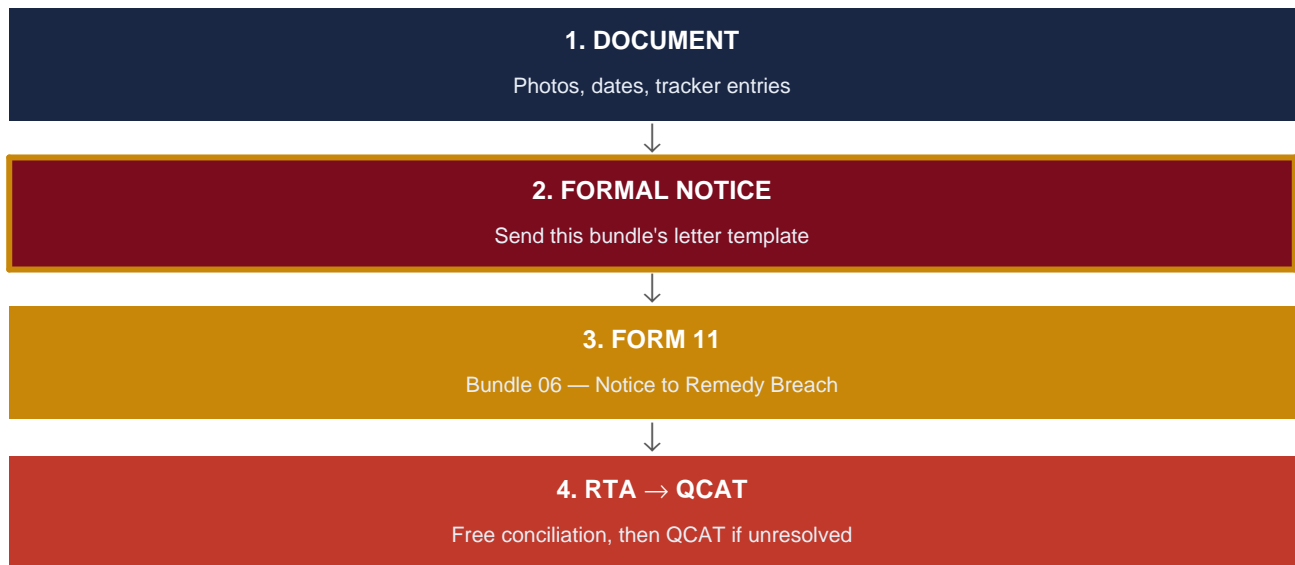
KNOW THE LAW — ENTRY RIGHTS AND LIMITS (S.192)

Queensland's entry rules changed on 1 May 2025. Routine inspections require at least 7 days written notice on the official Form 9. Most other entry (repairs, valuations) now requires at least 48 hours notice — up from 24 hours. Showing the property to a prospective buyer or tenant requires at least 24 hours notice. All entry must occur between 8am and 6pm, Monday to Saturday. If a Notice to Leave or Notice of Intention to Leave has been served, entry is capped at 2 times in any 7-day period. A notice that fails any requirement does not authorise entry.

ENTRY RULES AT A GLANCE (FROM 1 MAY 2025)

ENTRY TYPE	MIN. NOTICE	PERMITTED HOURS
Routine inspection	7 days written	8am–6pm, Mon–Sat
Repairs / valuation / other	48 hours	8am–6pm, Mon–Sat
Showing to buyer/tenant	24 hours	8am–6pm, Mon–Sat
Emergency	None	Any time

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**
Notice period (7 days inspection / 48 hours other / 24 hours showing), permitted hours, and stated purpose. Any failure is a deficiency.
- 02 Send the response the day a deficient notice arrives**
State which requirements are not met, that the entry cannot proceed on the deficient notice, and that a compliant Form 9 must be reissued. A deficient notice does not authorise entry.
- 03 Watch the 2-entries-in-7-days cap during a leaving period**
If a Notice to Leave or your own Notice of Intention to Leave is on record, entry is capped at 2 times in any 7-day period.
- 04 Be present during entries where possible**
Take your own photos before and after — this protects against false damage claims.
- 05 Escalate unlawful or repeated entry**
Use Bundle 06 (Form 11) citing s.192 and s.105 (quiet enjoyment) for repeated violations — the mandatory step before RTA conciliation and QCAT.

IF YOU NEED TO ESCALATE — WHAT QCAT CAN ORDER

For unlawful entry, QCAT can make orders against the lessor, and repeated or systematic interference grounds a quiet-enjoyment claim under s.105 with compensation. A documented log of every notice and every entry is what turns one incident into a provable pattern.

★ GOOD TO KNOW — YOU CANNOT REFUSE A VALID NOTICE

If a notice is valid — correct period, permitted hours, stated purpose — you cannot unreasonably prevent entry. This bundle is for deficient notices; refusing a valid one puts you in breach.

■ CRITICAL — A DEFICIENT NOTICE DOES NOT AUTHORISE ENTRY

If the notice fails the notice period, hours, or purpose requirements of s.192, the proposed entry is not authorised and should not proceed. Say so in writing, request a compliant Form 9, and log everything.

■ CRITICAL — THE 48-HOUR RULE IS NEW — CHECK EVERY NOTICE

Since 1 May 2025 most non-inspection entry needs 48 hours notice, not 24. Agents used to the old rule may still under-notify. Check the date and time stamp on every Form 9 you receive.

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:**RESPONSE TO ENTRY NOTICE — NOTICE DEFICIENCY: [Insert Property Address]**

I am writing in response to your entry notice dated **[Insert Date of Notice]** proposing entry on **[Insert Proposed Entry Date]** at **[Insert Proposed Time]**.

1. NOTICE DEFICIENCY — APPLICABLE ITEMS

- Insufficient notice: **[X hours/days]** does not meet the minimum **[7 days inspection / 48 hours other entry / 24 hours showing]** required by Section 192.
- Outside permitted hours: entry at **[time]** is outside 8am–6pm, Monday to Saturday.
- Purpose not stated as required.
- Exceeds the 2-entries-in-7-days limit during a leaving period.

2. ENTRY NOT AUTHORISED — COMPLIANT NOTICE REQUIRED

- As the notice does not comply with the Act, the proposed entry is not authorised and should not proceed.
- Please reissue a compliant Form 9. I am happy to facilitate reasonable access for legitimate purposes once one is provided.

3. RECORD KEEPING

- This response and the original notice are logged in a chronological evidence record.
- Repeated deficient notices or unlawful entry will be raised in a Notice to Remedy Breach and, if necessary, RTA dispute resolution and QCAT, including as interference with my quiet enjoyment under Section 105.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]