

07

ENTRY NOTICE RESPONSE

Residential Tenancies Act 1995 (SA) — Section 72

Your rights when an entry notice is deficient — inadequate notice or wrong hours

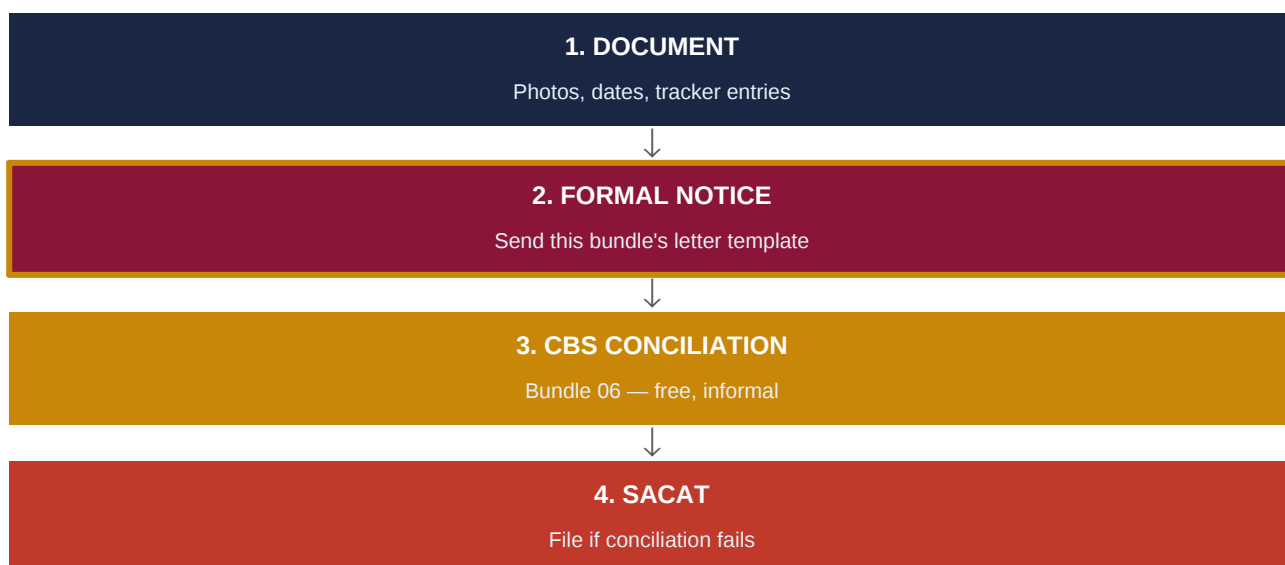
WHEN TO USE THIS BUNDLE

Use this bundle whenever you receive an entry notice that does not meet the statutory requirements.

KNOW THE LAW — THE ENTRY NOTICE REQUIREMENTS (S.72)

Section 72 of the Residential Tenancies Act 1995 requires written notice at least 7 days and no more than 14 days before a routine inspection, within normal hours. Non-emergency repair visits require at least 48 hours' written notice.

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 (7–14 days for inspections, 48 hours for repairs) and permitted hours.
- 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 SACAT CAN ORDER

A defective notice does not authorise entry. If the landlord enters without a valid notice, this may constitute both a s.72 breach and interference with your quiet enjoyment under s.65.

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

If a notice fails any requirement — insufficient notice period or outside permitted hours — you are entitled to refuse entry and request a compliant notice be reissued.

■ CRITICAL — TWO DIFFERENT NOTICE WINDOWS APPLY

Routine inspections need 7–14 days' written notice. Non-emergency repair visits need only 48 hours. A notice that fails the correct window for its type does not authorise entry.

■ 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 Section 72 of the Residential Tenancies Act 1995.

1. DEFICIENCY IDENTIFIED

- **[State the specific deficiency — e.g., notice period of only 4 days given for a routine inspection, or proposed entry time outside normal hours.]**

2. REQUEST

- I request that a compliant written notice be reissued, providing the correct notice period for this type of entry and proposing a time within permitted hours.

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]