

07

ENTRY NOTICE RESPONSE

Residential Tenancy Act 1997 (Tas) — Section 56

TAS —
Magistrates
Court

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

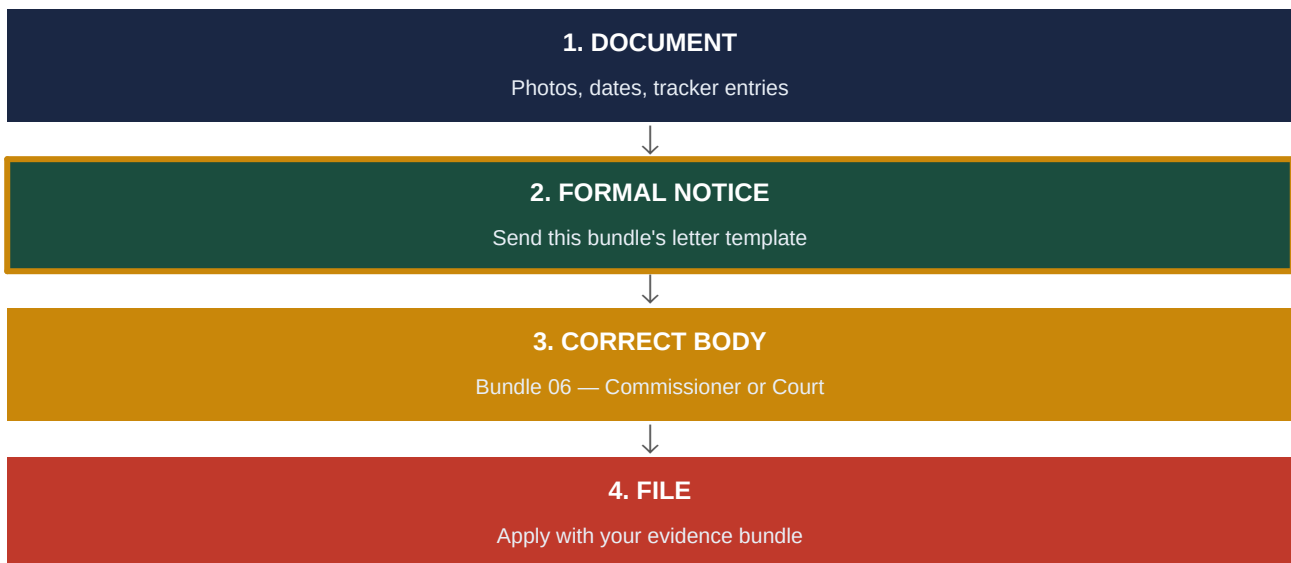
WHEN TO USE THIS BUNDLE

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 (S.56)

Routine inspections are limited to once every 3 months, with at least 24 hours' notice. Showings to a prospective new tenant or purchaser require at least 48 hours' notice, no more than once a day and on no more than 5 days a week, between 8am and 6pm.

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 (24hrs for routine/repairs, 48hrs for showings) and the frequency limits.
- 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.55 — use Bundle 02 alongside this one.

IF YOU NEED TO ESCALATE — WHAT MAGISTRATES COURT CAN ORDER

A defective notice does not authorise entry. If the owner enters without a valid notice, this may constitute both a s.56 breach and interference with your quiet enjoyment under s.55.

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

If a notice fails the notice-period requirement or exceeds the frequency limits, 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 24 hours' notice, does not authorise entry.

■ CRITICAL — SHOWINGS ARE CAPPED AT ONCE A DAY, 5 DAYS A WEEK, 8AM–6PM

Showings to a prospective tenant or purchaser require 48 hours' notice and must stay within these limits.

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 56 of the Residential Tenancy Act 1997.

1. DEFICIENCY IDENTIFIED

- **[State the specific deficiency — e.g., notice period of only 10 hours given for a routine inspection, or this exceeds the once-a-day/5-days-a-week limit for showings.]**

2. REQUEST

- I request that a compliant written notice be reissued, providing the correct notice period and complying with the frequency limits under section 56.

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]