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| What YOU need to know about changes to the Residential Tenancies & Rooming Act from 1 October 2022

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Tenants, Property Managers and Landlords should review Queensland's upcoming rental law changes, so they understand how their rights and responsibilities will change.

Key changes relate to:

Ending Tenancies

The grounds for ending fixed term and periodic tenancies have changed

The right of a lessor to end a periodic tenancy without grounds has been removed and from 1 October 2022, lessors can only end a periodic tenancy for specific prescribed grounds under the RTRA Act.

There are new offence provisions and penalties if a Form 12 Notice to Leave is issued on grounds and limitations are not complied with.

There are new grounds for a tenant to end a tenancy within the first 3 months by application to QCAT for false and misleading information given by a property manager or lessor about certain matters.

There will be an Expansion of grounds for tenant's right to issue Form 13 Notice of Intention to Leave.

There are new grounds for lessor to make a QCAT application to end a tenancy.

Pets

Properties can no longer be advertised as "no pets allowed".

Lessors must respond to a pet request within 14 days – or their approval will be deemed granted.

Lessors can only refuse a pet request on prescribed grounds, and they must give reasons to tenant for why they believe those grounds apply.

Lessors can impose conditions on a pet approval in line with the prescribed requirements.

Maximum Spend Limit for Emergency Repairs

Tenants and property managers are now able to arrange emergency repairs to be made to the property up to a maximum amount equal to four (4) weeks' rent under their tenancy agreement (increased from two (2) weeks' rent).

Nominated Repairers

The Form 18a General Tenancy Agreement must identify nominated repairers and whether they are the tenant's first point of call for emergency repairs.

There are new requirements for the tenant to contact the nominated repairer before arranging for another repairer to carry out emergency repairs.

Repair Orders

A new type of QCAT order will be introduced – Repair Order.

A tenant can apply if a property or inclusions need repairs that fall into category of routine or emergency repair.

Outstanding Repair Orders must be disclosed in Form 18a General Tenancy Agreement.

A property cannot be lawfully leased while a Repair Order is outstanding.

Other Changes

New procedure and requirements for changing locks.

Expanded retaliation provisions related to repair matters.

Domestic & Family Violence provisions

Minimum Housing Standards coming into effect on 1 September 2023 for new tenancies and 1 September 2024 for existing tenancies.

New provisions for death of a sole tenant and co-tenant.

Entry condition reports.