# Detailed Reference Guide 24: New ground for issuing of notice to vacate: threats and intimidation

This reform starts on 29 March 2021.

## New requirements

The rental provider may issue a 14-day notice to vacate to the renter if the renter or any other person occupying the rented property has seriously threatened or intimidated the rental provider or their agent, or any contractor or employee of either the rental provider or their agent.

The rental provider cannot issue a notice to vacate of this type in response to the exercise or proposed exercise by the renter of a right they have under the Act.

This reform also applies to rooming houses, caravan parks and residential parks.

### Exemption specific to residential parks

A site owner cannot issue a notice to vacate of this type in response to the site tenant making a report to the site owner of damage to a Part 4A site or damage to or breakdown of communal facilities.

## Relevant legislation in the Residential Tenancies Act 1997

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| 91ZK | Threats and intimidation |
| 91ZZI(3) | Notice to have no effect in certain circumstances |
| 142ZD | Threats and intimidation (rooming houses) |
| 142ZM(4) | Notice to have no effect in certain circumstances (rooming houses) |
| 206AS | Threats and intimidation (caravan parks) |
| 206AZE(2) | Notice of no effect (caravan parks) |
| 206ZO | Site tenant must notify site owner of and compensate for damage |
| 207Y(1) | Threats and intimidation (residential parks) |
| 207ZH | Notice of no effect (residential parks) |

Note: This was Reform 76 in the Fairer Safer Housing review.