



Eviction – important information from Housing ACT

What is an eviction?

An eviction is the legal act of terminating a tenancy and repossessing the vacated property.

Housing ACT evicts tenants only as a last resort.

Failure to pay rent is the most common reason for eviction. Eviction action may also be taken when the tenancy agreement is breached by such things as:

- excessive noise
- damage to the property
- failure to allow Housing ACT officers to inspect the property.

What happens if I fall behind with my rent payments?

Rent arrears are a serious matter which breach your tenancy agreement. Anyone falling behind in rent payments is advised to contact Housing ACT as soon as possible to avoid legal action and possible eviction.

We will work with tenants to make arrangements for rent arrears to be paid.

Failure to contact Housing ACT or make arrangements to pay rental arrears can result in application being made to the ACT Civil and Administrative Tribunal (ACAT) to seek eviction and recovery of the debt.

See our Rental Arrears Fact Sheet for information on what tenants in arrears can do to get back on track.

What happens in the ACT Civil and Administrative Tribunal?

Housing ACT will present its case.

You will be able to present your case.

You can represent yourself in the Tribunal or have a legal representative

The eviction

If the Tribunal decides that you are to be evicted, an Eviction Warrant will be granted.



This means that Housing ACT and the Police will repossess the property on a specified date.

You will be notified of the date of eviction and be given time to remove personal belongings and furniture.

The Police are there to ensure that the law is obeyed.

What if I leave a Housing ACT property owing a debt?

All debts must be repaid. Housing ACT may appoint a debt collector to recover the debt.

It is in your best interest to reach an agreement to repay the debt because you may not be allocated another Housing ACT property until it is repaid.

What other help is there?

You can also seek independent advice from Welfare Rights and Legal Centre. A telephone advice service operates each weekday (except Wednesdays) between 9.30am and 1.00pm. The Tenants Advice phone number is 6247 2177.

Further Information

For more information, contact your Housing Manager or telephone the Community Services Directorate on 133427.

For more assistance on Housing ACT matters, please telephone 133 427.

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