



Housing ACT Fact Sheet

Breakdown of Tenancy

What is a Breakdown of Tenancy?

When either a sole tenant or a member of a joint tenancy leaves a tenancy a Breakdown of Tenancy (BT) occurs. What this means is that remaining joint tenants and/or household members no longer have tenancy status as the Tenancy Agreement has been legally dissolved.

What happens when a BT occurs?

Housing ACT has developed Breakdown of Tenancy Policy and Procedures to protect those who may have become vulnerable through a BT.

Wherever possible Housing ACT will assist remaining joint tenants and/or household members to sustain their tenancy by considering their housing needs in a just and equitable manner.

Each case will be determined by considering the housing related needs of the remaining residents in comparison with the need for public housing by other members of the community. An Occupancy Agreement will be issued allowing remaining residents to stay in their current dwelling while the case is being considered.

Prompt resolution of a BT will provide remaining joint tenants and/or household members with clarity on their public housing status.

What do I do when a BT occurs?

Those remaining after a BT occurs are advised to contact their Housing Manager as soon as possible. This will provide the household with:

- prompt resolution of the BT situation,
- the opportunity to sustain their tenancy if possible, and
- a possible reduction of rental payments through a review of household income and re-calculation of rental rebate (usually increases due to the departure).

Review of Housing ACT decisions

There is an established review protocol that includes an initial internal review by Housing ACT and where appropriate, access to external review mechanisms. See Review of Decisions Fact Sheet.

Further Information

For more information, contact your Housing Manager or telephone the Department of Disability, Housing and Community Services on 133427.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت مساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
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