

Tenancy and Expiry of COVID-19 Measures

Getting Help

It is always a good idea to speak with a lawyer about tenancy issues, particularly during times of unprecedented change. Legal Aid ACT provides free legal advice that anyone can access regardless of income.

Our **Tenancy Advice Service** is able to assist with tenancy issues. To obtain assistance, please contact **1300 402 512** or TAS@legalaidact.org.au.

We also have an online chat service that will connect you to our staff: <https://tawk.to/tasact>.

Expiry of COVID-19 measures

Given the recent easing of quarantine requirements for household contacts, **the measures imposed by the Declaration will expire on 11 May 2022**. This means that no COVID-19 changes will be in place and **the Residential Tenancies Act 1997 will return to normal operation from 11 May 2022**. [On 2 September 2021, the ACT Government had made the *Residential Tenancies (COVID-19 Emergency Response) Declaration 2021 (No 3)* to support households that had been impacted by the lockdown, which was declared in the ACT on 12 August 2021].

Most importantly, the protection of COVID-impacted tenants from evictions, for rent arrears accrued during the moratorium period so long as they pay their rent as it falls due, will **no longer be in force**.

As a result:

- ACAT no longer needs to reconsider termination orders or warrants that were suspended during the moratorium period;
- Landlords and tenants can no longer agree on temporary rent or occupancy fee reductions or rent deferrals due to the impact of the COVID-19 pandemic;
- Tenants (from impacted households) can be listed on tenancy databases for breaches relating to late or unpaid rent;
- Tenants (from impacted households) are no longer able to terminate fixed term tenancies without penalty by giving 3 weeks' notice to the landlord;
- ACAT is no longer required to consider payment orders (before making a termination order) for impacted households; and
- People subject to quarantine or self-isolation orders can be required to leave a tenancy during their quarantine period.

Could the COVID-19 Outbreak Change my Rights and Obligations Again?

Yes. Throughout the COVID-19 outbreak the ACT Government may make changes to the laws and regulations governing the Territory, including your rights and obligations as a tenant.

If you need any legal advice or information about renting in the ACT, please contact Legal Aid ACT's **Tenancy Advice Service** for assistance.

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