

Termination of Tenancy Policy

1. PURPOSE

The purpose of this policy is to provide a clear, consistent and transparent framework for ensuring that the local government principles are reflected in the Termination of Tenancy Policy.

2. SCOPE

This policy applies to all Council social housing tenants, including employees. Councillors, contractors, agents and assigns of Council.

3. LINK TO CORPORATE PLAN 2025-2030

TSIRC [Corporate Plan 2025-2030](#)

Outcome 1: Strengthening Our Communities

1.1 Provide Suitable Public Housing

- Work with the State and Federal Governments and community to ensure that all Torres Strait Island communities have access to safe, secure and culturally appropriate housing.

Outcome 2: A Proactive and Responsible Council

3.1 Provide Good Governance and Leadership

- Ensure responsible financial management and sustainability.
- Ensure compliance with legislative requirements and regulations, uphold the Council's legal obligations, and make ethical decisions in the best interest of the community.

4. POLICY STATEMENT

This policy sets out the principles to be followed when Termination of Social Housing Tenancy is deemed appropriate. Our aim is to ensure:

- (a) Lawful termination in accordance with the *Residential Tenancies and Rooming Accommodation Act 2008*; RTA Regulations 2024.
- (b) terminated in a timely manner so that tenants are not disadvantaged financially;
- (c) terminated with Council's debtor system to ensure efficient financial practice of all rental accounts; and
- (d) records kept to satisfy the Indigenous Housing Programs Assistance Agreement.

5. REPORTING

Nil.

6. DEFINITIONS

Refer legislation definitions.

7. RELATED DOCUMENTS AND REFERENCES

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Housing Act 2003*
- *Housing Regulation 2003*
- *Residential Tenancies and Rooming Accommodation Act 2008*
- *RTA Regulation 2024*
- Residential Tenancy Authority Social Housing Policy

8. REVIEW

Policy type:	☒ Council ☐ Administrative
Directorate:	Community Services
Responsible Officer:	Manager, Housing
Authorised on:	18 February 2026
Next review date:	February 2028 (This policy will be reviewed every two years or as required by changes in legislation).
Review history:	2017, 2021, 2026
Version:	1