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Government of **Western Australia**  
Department of **Communities**

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Midland 6056  
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Carnarvon 6701  
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Geraldton 6530  
Tel: (08) 9923 4444

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Meekatharra 6642  
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Karratha 6714  
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Broome 6725  
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**Halls Creek**  
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**Narrogin**  
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Narrogin 6312  
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**Northam**  
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Northam 6401  
Tel: (08) 9690 1900

## Terminating a tenancy

If the tenant's behaviour is in breach of their obligations under the *Residential Tenancies Act 1987*, they are issued with a strike against the tenancy. Once a final strike has been issued against the tenancy, the Housing Authority may begin the process to terminate the tenancy.

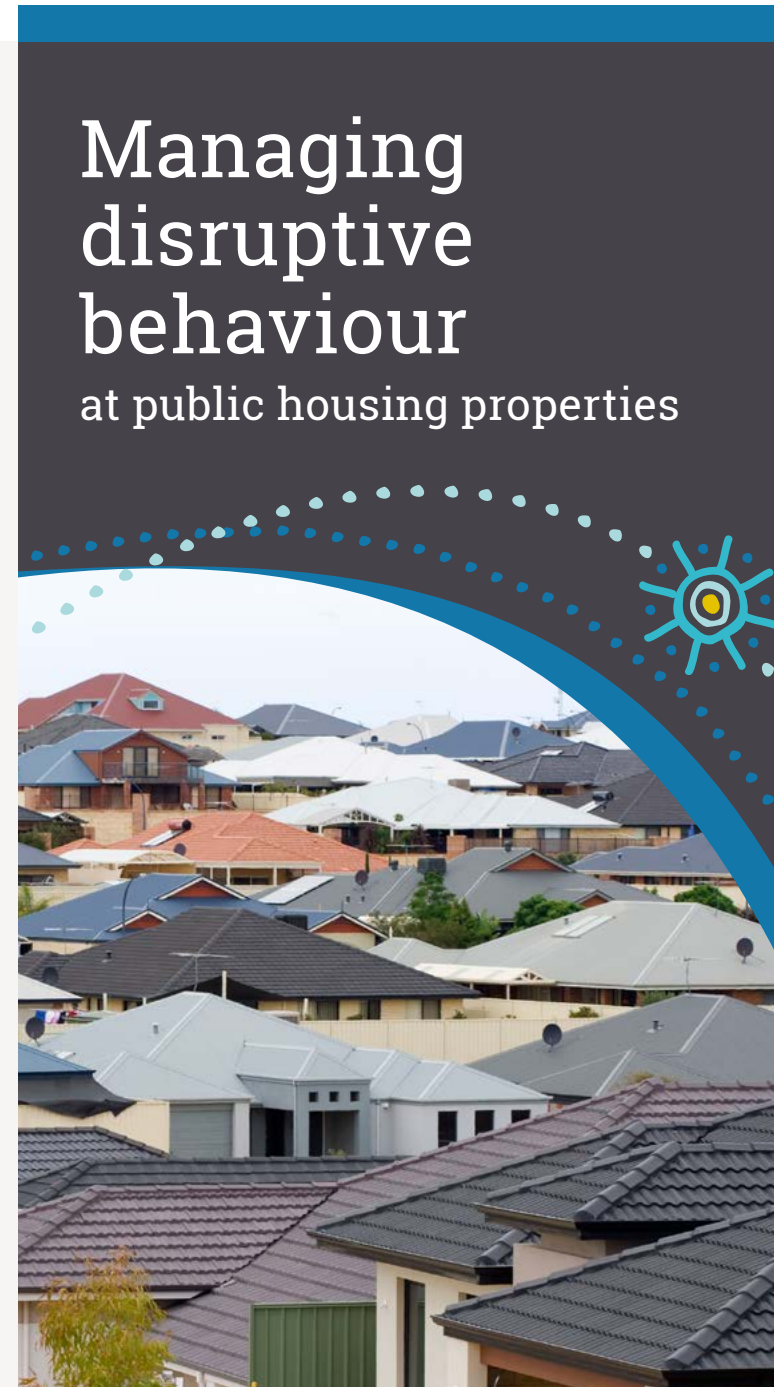
The Housing Authority does not have the power to evict a tenant without a court order. The decision to evict a tenant is exclusive to the Magistrates Court. When seeking to evict a tenant, the Housing Authority must produce evidence which corroborates the incidents of disruptive behaviour and the Magistrate must be satisfied that the behaviour justifies terminating the agreement.

The Housing Authority operates within the Department of Communities.

\* For housing related matters

[www.communities.wa.gov.au](http://www.communities.wa.gov.au)

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## What is disruptive behaviour?

Disruptive behaviour is anything that unreasonably interferes with the quiet enjoyment of your home. This can include:

- excessive or ongoing noise
- threats, intimidation, offensive behaviour or assault
- trespass
- noise and disturbance from domestic arguments



## Managing disruptive behaviour

The Department of Communities manages disruptive behaviour in accordance with its disruptive behaviour management strategy and [Disruptive Behaviour Management Policy](#).

Once a report of disruptive behaviour is received and determined as falling within the *Residential Tenancies Act 1987*, the Department will investigate the incident in accordance with principles of procedural fairness. This includes giving the tenant an opportunity to respond to the complaint.

If the incident breaches the *Residential Tenancies Act 1987*, the Department will take appropriate action. Our response will be proportionate to the behaviour.

## There are three categories of disruptive behaviour:

### 1. Dangerous Behaviour

- Activities that pose a risk to the safety or security of residents or property, or
- have resulted in injury to a person in the immediate vicinity of the premises with subsequent police charges or conviction.

### 2. Serious Disruptive Behaviour

- Activities that intentionally or recklessly cause serious disturbance to persons in the immediate vicinity of the premises, or
- which could reasonably be expected to cause concern for the safety or security of a person or their property.

### 3. Disruptive Behaviour

- Activities that cause a nuisance, or
- unreasonably interfere with the peace, privacy or comfort of persons in the immediate vicinity of the premises.

## Support for tenants

Communities works closely with tenants, other government and support agencies and community organisations to assist and encourage tenants to meet their tenancy obligations and sustain their tenancies.

The disruptive behaviour management strategy aims to provide:

- tenants with the opportunity to resolve tenancy concerns and modify behaviour, with relevant assistance
- clarity and standards for tenants and the community on the consequences of ongoing disruptive behaviour.

This includes appropriate referrals to support services, including the Support and Tenant Education Program, and the Department of Communities' Child Protection and Family Support services where relevant.

If you are a public housing tenant and would like more information about available support services, please contact your local [Department of Communities office](#).