

Purpose

The purpose of this document is to provide information for community housing organisations on upcoming changes to the Residential Tenancies Act (RTA) and the impact of these changes on transitional housing.

THM program

The Transitional Housing Management (THM) program is designed to assist people to transition out of homelessness by offering short to medium term supported housing and assistance to secure and move to long term homes.

Other transitional housing programs

Like the THM program, there are other charitable housing programs which are designed to provide short to medium-term rental accommodation for targeted groups. Examples include supported housing programs for students and for people exiting prison.

What is changing

From 25 November 2025, the Residential Tenancies Act (RTA) will be amended to remove the power for rental providers to end tenancies at the end of the first fixed-term period.

Government announced this change as a move to protect private-market renters by banning “no-grounds” evictions, but the change has unintended impacts for transitional housing.

Impact on transitional housing

From 25 November 2025, there is no way for transitional housing managers to require ineligible renters to exit these programs.

This change applies to all general tenancies but does not impact rooming houses.

What should transitional housing managers do?

Housing Managers should continue to assess housing plans and eligibility and encourage renters to exit programs and move to suitable alternative housing when they are no longer eligible for transitional housing.

Organisations and workers must ensure that notices are not sent under s91ZZD of the RTA after 25 November 2025.

CHIA Vic is advocating for changes

The RTA already contains provisions designed to require ineligible renters to exit transitional housing. CHIA Vic has been advocating for changes to these provisions to make them usable for the Transitional Housing Program. These changes are:

- Amend s91ZZF and 91ZZE of the RTA to allow community housing organisations to issue a Notice to Vacate to people who no longer meet published eligibility criteria for transitional housing programs.
- Gazette requirements for renters in transitional housing to seek alternative accommodation.

Details on transitional housing provisions of the RTA

s91ZZF Renter in transitional housing refuses alternative accommodation

This section is designed to help ensure THM homes are used on a transitional basis, and therefore available to other people in need of the supported housing program.

This section states that THM managers can send a Notice to Vacate if transitional renters refuse to transition to a long-term home.

For this section to be used, minor changes to the wording are required and Homes Victoria must publish eligibility criteria in the Government Gazette for renters of transitional housing to seek alternative accommodation. These actions have not been taken, so a notice **cannot** be served under this section.

s91ZZE Renter no longer meets eligibility criteria

This section allows a NTV to be given to a renter who no longer meets eligibility criteria.

Similarly to s91ZZF, this section can only be used if minor legislative changes are made and Homes Victoria publishes the criteria in the Government Gazette. These actions have not been taken, so a notice **cannot** be served under this section either.

Questions

Should you have any questions or comments in relation to the information in this resource please email leadingpractice@chiavic.com.au.

