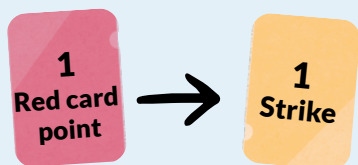


Three Strikes System – Starts 19 October 2026

A new approach for managing anti-social behaviour in public housing

Red card points become strikes



1 red card point = 1 strike
Existing red card points will be converted into strikes.

How strikes are applied



Depending on the seriousness of proven anti-social behaviour, 1, 2 or 3 strikes may be applied.

Strikes may expire



A strike may expire after 12 months if there is no further anti-social behaviour during that period.



If you have 2 or more strikes

You will be required to enter into an Acceptable Behaviour Agreement for 12 months.



Important to know

 Tenants who are victims of domestic and family violence will not be penalised for behaviour or property damage arising from that victimisation.

2 If you have more than 2 strikes after your red card points are changed to strikes, Housing will continue to work with you based on your individual circumstances.

 To prevent possible termination action, you must not exceed 3 strikes at any time.

 The department does not automatically end a tenancy. Any application to terminate a tenancy must proceed through the appropriate legal process.



What happens if a complaint is made?

We will contact you and explain the concern.

You will have an opportunity to respond before a decision is made.

Support and referrals may be offered where available to help you maintain your tenancy.

Why the change?



Most tenants do the right thing and help create safe and respectful communities.

The new approach is designed to make the process clearer, fairer and more consistent.

Scan the QR code for this information in other languages



Strike categories and actions are on the back page

Strike categories

The number of strikes depends on how serious the behaviour is

Action	Examples of behaviour	Category
1 STRIKE	- Nuisance from tenants, recognised occupiers, and visitors who are at the premises with the consent of the tenant. - Offensive/foul language that interferes with the reasonable peace and privacy of neighbours or causes annoyance to neighbours or others in the vicinity, including department staff and/or contractors. - Excessive noise from items such as televisions, stereos, radios, motor vehicles, party or behaviour that interferes with the reasonable peace and privacy of neighbours. - Minor property damage including graffiti, littering, or vandalism to the premises such as a broken window, light fixture, or fan.	 MINOR
2 STRIKES	- Verbal abuse that creates alarm or fear in neighbours or others in the vicinity, including department staff and/or contractors. - Moderate property damage to the premises or fixtures that is caused or permitted. Damage may also include the need for a replacement of fixtures. The property is habitable.	 MODERATE
3 STRIKES	- Threatening, intimidating, abusive, frightening, harassing or aggressive behaviour directed at others, including department staff and/or contractors. - Threats to the health and safety of a person. - Use or threatened use of a weapon in a person's possession. - Significant property damage to premises that is caused or permitted, however the premises is deemed habitable.	 SIGNIFICANT

To prevent possible termination action, you must not exceed 3 strikes at any time

Apply for termination	- Personal injury to the landlord, or another person in the vicinity of the premises causing injury. - Premises used for any illegal purpose. - Serious damage to premises resulting in the property being deemed uninhabitable.	 SERIOUS
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Everyone has a role

Tenants are responsible for their own behaviour and the behaviour of household members and visitors.

If you need support, contact your local Housing office. We may be able to connect you with services that can help.



More information and translated services, visit

dhlgcd.nt.gov.au