

FORM 1C
RESIDENTIAL TENANCIES ACT 1987

Section 61(a)

NOTICE OF TERMINATION

(NOTE: This form is **NOT** to be used in respect of non-payment of rent.)

TO:
(Name of tenant(s))

I hereby give you notice of termination of your residential tenancy agreement and require you to deliver up vacant possession of the premises at—

.....
(Address of rented premises)

.....
(Date on which vacant possession of the premises is to be given)

ONLY ONE OF THE FOLLOWING GROUNDS IS TO BE SPECIFIED-DELETE THE OTHER FIVE

A. This notice of NOT LESS THAN 7 DAYS is given to you on the ground that you have breached a term of the agreement and the breach has not been remedied. (See section 62 of *Residential Tenancies Act 1987*.)
Particulars of the breach are —

.....
.....

Notice of the breach was given to you on.....
(Note: This notice has no effect unless you were given a notice specifying the breach and requiring that the breach be remedied not less than 14 days before you were given this notice.)

B. (1) This notice of NOT LESS THAN 30 DAYS is given to you on the ground that the owner has entered into a contract for sale of the premises and under the contract he or she is required to give vacant possession of the premises. (See section 63 of the *Residential Tenancies Act 1987*.)

(Notes:
1. This notice cannot be given during the term of a fixed term residential tenancy agreement.
2. This notice cannot be given to a tenant who occupies a site in a residential park under a site-only agreement for a periodic tenancy that has continued for 3 months or longer.)

(2) This notice of NOT LESS THAN 60 DAYS is given to you on the ground that the park operator has entered into a contract for sale of residential park premises and under the contract the park operator is required to give vacant possession of the premises. (See section 63 of the *Residential Tenancies Act 1987* as modified by regulation 5E(2) of the *Residential Tenancies Regulations 1989*.)

(Note: This notice can be given to a tenant who occupies a site in a residential park under a site-only agreement for a periodic tenancy that has continued for 3 months or longer.)

C. (1) This notice of NOT LESS THAN 60 DAYS is given to you in exercise of the owner's right to give notice without specifying any ground for doing so. (See section 64 of the *Residential Tenancies Act 1987*.)

(Notes:
1. This notice cannot be given during the term of a fixed term residential tenancy agreement.
2. This notice cannot be given to a tenant who occupies a site in a residential park under a site-only agreement for a periodic tenancy that has continued for 3 months or longer.)

(2) This notice of NOT LESS THAN 120 DAYS is given to you in exercise of the park operator's right to give notice without specifying any ground for doing so. (See section 64 of the *Residential Tenancies Act 1987* as modified by regulation 5E(3) of the *Residential Tenancies Regulations 1989*.)

(Note: This notice can be given to a tenant who occupies a site in a residential park under a site-only agreement for a periodic tenancy that has continued for 3 months or longer.)

D. This notice of NOT LESS THAN 7 DAYS is given to you on the ground (see section 69 of the *Residential Tenancies Act 1987*) that the premises, or part of the premises —

- * have been destroyed
- * have been rendered uninhabitable
- * have ceased to be lawfully useable as a residence
- * have been appropriated or acquired by an authority by compulsory process

(* delete as appropriate)
The owner believes that this ground applies because.....

.....
(Note: This notice can be given during the term of a periodic or fixed term residential tenancy agreement.)

DATE:SIGNED:
(Owner/agent)

ADDRESS:.....

.....POSTCODE:.....

SEE OVER FOR IMPORTANT INFORMATION

IMPORTANT INFORMATION FOR TENANTS

- The owner is seeking to terminate your residential tenancy agreement and requires you to vacate the premises on the date specified in this notice.
- If you do not vacate the premises, the owner may apply to court for an order terminating your residential tenancy agreement and requiring you to vacate the premises.
- You should seek advice immediately if you do not understand this notice or if you require further information.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the DEPARTMENT OF COMMERCE (1300 30 40 54) for help and assistance