

FORM 18
RESIDENTIAL TENANCIES ACT 1987

**NOTICE TO TENANT
OF RENT INCREASE PURSUANT TO SECTION 30**

TO
(Name of tenant)

I hereby give you notice of an increase in rent in relation to premises at:

.....
.....
(Address of Premises)

The amount of increased rent shall be:

\$..... per from(date).

See over for information regarding certain limitations to rent increases under Section 30.

DATE:

SIGNED:

ADDRESS:

.....

This notice must be given to the tenant in a manner set out in Section 85 of the Residential Tenancies Act.

Notes on Section 85 (SERVICE)

If the matter goes to Court you will have to produce evidence of service. Service may be effected by various means e.g.

- (1) by personal delivery (you may seek the assistance of a bailiff or other process server)
- (2) by post
- (3) by delivery to a resident of the rented premises who is apparently over 16 years
- (4) by delivery to a person who ordinarily pays the rent.

Service may be on any one tenant if there are more than one.

For full particulars regarding the service of notices and documents see Section 85 of the Act.

SEE OVER FOR IMPORTANT INFORMATION

SECTION 30

- (1) Subject to this section, the rent payable under a residential tenancy agreement may be increased by the owner by notice in writing to the tenant specifying the amount of the increased rent and the day as from which the increased rent becomes payable, being a day—
 - (a) not less than sixty days after the day on which the notice is given; and
 - (b) not less than six months after the day on which the tenancy commenced, or, if the rent has been increased under this section, the day on which it was last so increased, but otherwise the rent shall not increase or be increased.
- (2) The right of the owner to increase rent in accordance with sub-section (1) of this section—
 - (a) is not exercisable in relation to an agreement that creates a tenancy for a fixed term during the currency of that term unless the agreements provides that the rent may increase or be increased; and
 - (b) in any case, may be excluded or limited by agreement between the owner and the tenant;
 - (c) A notice of increase of rent that has been given in accordance with this section and that has not been withdrawn by the owner varies the residential tenancy agreement to the effect that the increased rent specified in the notice is payable under the agreement as from the day specified in the notice.
- (3) A notice of increase of rent that has been given in accordance with this section and that has not been withdrawn by the owner varies the residential tenancy agreement to the effect that the increased rent specified in the notice is payable under the agreement as from the day specified in the notice.

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.