

Notice to Terminate Tenancy Agreement

by Tenant

under the *Residential Tenancies Act 2010*

Please complete this form using a black pen in **BLOCK LETTERS**

To:
(name of owner)

I give you notice to give vacant possession of the premises at:

Address of premises
.....Postcode.....

On: ___/___/___ (insert date on which tenant is to vacate premises)

This notice is being given on the following grounds:

(tick appropriate box to indicate the grounds/reason and complete details as required)

- End of fixed term tenancy:** Any time before the end of the fixed term of the agreement that is to take effect on or after the end of the fixed term and not earlier than 14 days after the day on which the notice is given (*section 96*)
- Termination of periodic tenancy:** 21 days notice (*section 97*)
- Breach of agreement:** 14 days notice (*section 98*)
(NB: the notice may specify a date that is before the end of the fixed term of the agreement).
- Contravention by landlord of information disclosure provisions under section 26:** 14 days notice (*section 98A*)
(NB: the notice may specify a date that is before the end of the fixed term of the agreement).
- Rent increase during fixed term agreement of 2 years or more:** 21 days notice after the day on which the notice is given and must be before the rent increase takes effect (*section 99*)
(NB: the notice may specify a date that is before the end of the fixed term of the agreement. The tenant is not liable to pay any compensation or other additional amount for the early termination of the agreement)
- Early termination without compensation to landlord:** 14 days notice (*Section 100*)
(NB: the notice may specify a date that is before the end of the fixed term of the agreement. The tenant is not liable to pay compensation or other additional amount for the early termination of the agreement if the notice is given on any of the following grounds)
 - the tenant has been offered, and accepted, accommodation in social housing premises
 - the tenant has accepted a place in an aged care facility or requires care in such a facility
 - the premises have been listed on the LFAI Register during the term of the residential tenancy agreement or were listed on the LFAI Register prior to the agreement being entered into and this was not disclosed to the tenant
 - the landlord has notified the tenant of their intention to sell the residential premises and did not disclose this before entering into the residential tenancy agreement
- Death of a tenant:** No minimum notice period (*Section 108*)

SERVICE OF NOTICE (section 223)

- Notice given by:
- Delivering it to the landlord/agent in person
 - Mailing it to the landlord/agent (allow 7 working days for service)
 - Emailing it to the landlord/agent at a specified email address for the service of notices
(the notice can only be sent this way if the landlord or agent has already given express consent to use the specified email address to receive notices and other documents this way)

...../...../.....
(signature of tenant) (date delivered/posted/emailed)

Name of tenant.....

Contact phone number of tenant.....

For information about your rights and obligations as a tenant, contact:

- NSW Fair Trading on 13 32 20 or www.fairtrading.nsw.gov.au
- Law Access NSW on 1300 888 529 or www.lawaccess.nsw.gov.au
- your local Tenants Advice and Advocacy Service at www.tenants.org.au