

Notice to Terminate Tenancy Agreement

By Landlord/Agent

Please complete this form using **BLOCK LETTERS**

To _____ (name of tenant)	
the tenant under a residential tenancy agreement in respect of the property situated at:	
	Postcode: _____
I/We _____ (name of landlord / agent)	
of _____ (insert postal address)	Postcode _____
Business phone: _____	Home phone: _____
the landlord / agent under the residential tenancy agreement hereby give you notice to deliver up vacant possession of the premises referred to above on: ____ / ____ / ____	

2.
<p>The reason for giving this notice is as follows:</p> <p>(tick the reason that applies)</p> <ul style="list-style-type: none"> <input type="radio"/> Premises are flooded (2 days notice but access to the premises must be unavailable for more than 3 days) <input type="radio"/> Premises are unsafe or uninhabitable (2 days notice) <input type="radio"/> Periodic tenancy without a reason (42 days notice) <input type="radio"/> Fixed term tenancy (14 days notice ending on the last day of the tenancy) <input type="radio"/> Employment related tenancy (Not to be sooner than 2 days if employment agreement is breached) <input type="radio"/> Employment related tenancy (Not to be sooner than 14 days or if a period for termination is specified in the employment agreement, the end of that period) <input type="radio"/> Drug premises order made (14 days notice)

Service of Notice

Notice given on: ____ / ____ / ____ By: Personally handing to the tenant
 Mailing it to the tenant

(Signature of Landlord / Agent)

____ / ____ / ____
(Date issued)

Important information regarding the giving of notices

Notices under the *Residential Tenancies Act 1999* are permitted to be given to a person personally or sent by post. When you are giving a notice to a person, address it to that person's last known place of business or residence. When you are giving a notice to a corporation, address it to the corporation's registered office in the Territory.

If 2 or more persons are the landlords or tenants under a tenancy agreement, a notice is duly given if given to any one of them.

The *Interpretation Act 1999* specifies how a notice should be given and how the time an action must be completed by is calculated.

A notice sent by post must be properly addressed and posted by prepaid post, and the giving of the notice is deemed to have been effected at the time at which the notice would be delivered to the person or corporation in the ordinary course of post. It should be noted that this will only apply in the absence of any contrary evidence.

When advising of the period in which an action must be completed, the period is counted in clear days starting the day after notice is given. Where the last day of any period falls on a Saturday, Sunday or Public Holiday, the action required may be done on the next working day.

PRIVACY STATEMENT

Consumer Affairs complies with the Information Privacy Principles scheduled to the Information Act.
To view the Consumer Affairs Privacy Statement, please access consumeraffairs.nt.gov.au or 08 8999 1999

AFFIDAVIT OF SERVICE

I, _____
(full name) (occupation)

of _____
(full address)

say on oath / affirm that

I did at _____ on _____
(time) (day) (month) (year)

duly serve the Tenant/Landlord _____
(tenant / landlords name)

with a NOTICE PURSUANT TO SECTIONOF THE *RESIDENTIAL TENANCIES ACT* (a true copy of which is annexed hereto and marked "A") by delivering a true copy of this Notice personally / by mail (delete whichever is not applicable) to the Tenant/Landlord at

(fully describe address/place of service)

I identified the tenant/landlord as follows:

(include how you identified the person served) (include any other details/conversations necessary including how service was effected eg. handing documents to person, placing documents on ground before the person)

(Signature)

Sworn/Affirmed at _____ this _____ day of _____ 20_____

Before me: _____
(signature of witness)