

## Notice to Terminate Tenancy Agreement By Tenant

Please complete this form using **BLOCK LETTERS**

**1.**

To

(name of landlord/agent)

the landlord/agent under a residential tenancy agreement in respect of the property situated at:

Postcode:

I/We \_\_\_\_\_  
(name of tenant)

of \_\_\_\_\_ Postcode: \_\_\_\_\_  
(insert postal address)

Business phone:

Home phone:

a) The tenant under the *Residential Tenancies Act* hereby gives you notice that this tenancy will be terminated on  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_ **(vacant possession becomes available the day after)\***

b) The tenant under the *Residential Tenancies Act* hereby gives you notice of termination and I/we will deliver up vacant possession of the premises referred to above on: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ \*

**2.**

The reason for giving this Notice is as follows:

(tick the reason that applies)

- ☐ Premises are flooded (2 days notice but access to the premises must be unavailable for more than 3 days)
- ☐ Premises are unsafe or uninhabitable (2 days notice)
- ☐ Periodic tenancy without a reason (14 days notice)
- ☐ Fixed term tenancy (a minimum of 14 days notice to be given before the end of the tenancy)
- ☐ Employment related tenancy (Not to be sooner than 2 days if employment agreement is breached)
- ☐ Public housing (14 days notice but you must have applied for public housing prior to entering into the Tenancy Agreement and the Landlord/Agent must have been aware of your application)

### Service of Notice:

Notice was given on \_\_\_\_/\_\_\_\_/\_\_\_\_ by:

- ☐ Personally handing to the landlord/agent
- ☐ Mailing it to the landlord/agent

\_\_\_\_\_  
(Signature of Tenant)

\_\_\_\_/\_\_\_\_/\_\_\_\_  
(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 postal address or 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 the calculation of how the time and actions required must be completed.

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.

\* Please ensure that the correct number of days are allowed for each Notice i.e. 14 day Notice of Termination provides for vacant possession on the day after termination being the 15th day.

### PRIVACY STATEMENT

Consumer Affairs complies with the Information Privacy Principles scheduled to the *Information Act*.

To view the NT Consumer Affairs Privacy Statement, please access [www.consumeraffairs.nt.gov.au](http://www.consumeraffairs.nt.gov.au) or 08 8999 1999

#### DARWIN

1<sup>st</sup> Floor, The Met Building, 13 Scaturchio Street  
PO Box, Casuarina NT 0811  
Tel: (08) 8999 1999 or 1800 019 319  
Fax: (08) 8935 7738

Web: [www.consumeraffairs.nt.gov.au](http://www.consumeraffairs.nt.gov.au) Email: [consumer@nt.gov.au](mailto:consumer@nt.gov.au)

#### ALICE SPRINGS

Westpoint Complex  
Cnr Railway and Stott Terraces  
PO Box 1745, Alice Springs, NT 0871  
Tel: (08) 8924 7052 Fax: (08) 8951 5442

**THE NORTHERN TERRITORY OF AUSTRALIA  
OATHS AFFIDAVITS AND DECLARATIONS ACT  
UNATTESTED DECLARATION**

(1) Insert name and  
address of person  
making declaration

I, (1) .....

.....

(2) Here insert the  
matter declared to  
- either directly  
following the word  
"declare" or, if the  
matter is lengthy,  
insert the words "as  
follows" and  
thereafter set out  
the matter in  
numbered  
paragraphs

do solemnly and sincerely declare (2)

I did at ..... on ..... 20.....

(time)

(day)

(month)

(year)

duly serve the Tenant/Landlord .....

(tenant / landlords name)

with a NOTICE PURSUANT TO SECTION .....OF 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 e.g. handing documents to person, placing documents on ground before the person)

This declaration is true and I know it is an offence to make a declaration knowing it is false in a  
material particular.

Declared at .....the .....day of ..... 20....

(3) Signature of the  
person making the  
declaration

(3)

.....

**NOTE: This declaration does not have to be witnessed**

**NOTE: This written declaration must comply with Part 4 of the *Oaths Affidavits and Declarations Act*.**

**NOTE: Making a declaration knowing it is false in a material particular is an offence for which you  
may be fined or imprisoned.**