FORM RT05

NORTHERN TERRITORY CONSUMER AFFAIRS

Notice of Intention to Terminate Tenancy Agreement

By Landlord/Agent

Please complete this form using BLOCK LETTERS

1.

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 _____ Postcode: _____

(insert postal address)

Business phone: Home phone:

a) The landlord/agent under the *Residential Tenancies Act 1999* hereby gives you notice that this tenancy is intended to be terminated on ____ / ____ / ____ **(vacant possession becomes available the day after)***

b) The landlord/agent under the *Residential Tenancies Act 1999* hereby gives you notice to 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 (minimum **60** days' notice – for periodic tenancies established on or after 2 Jan 2024)
- ○ Fixed term tenancy (minimum **60** days' notice to be given before the end of the tenancy – for fixed term tenancies entered into after 2 Jan 2024)
- ○ Periodic tenancy without a reason (minimum **42** days' notice - for periodic tenancies established before 2 Jan 2024)
- ○ Fixed term tenancy (minimum **14** days' notice to be given before the end of the tenancy - for fixed term tenancies entered into before 2 Jan 2024)
- ○ Employment related tenancy (minimum 2 days' notice if employment is terminated due to breach of employment agreement)
- ○ Employment related tenancy (minimum 14 days' notice **or** the termination period as specified in the employment agreement
- ○ Drug premises order made (14 days' notice)

Service of Notice:

Notice was given on ____/____/_____ by:

- ○ Personally handing to the tenant
- ○ Mailing it to the tenant
- ○ Via electronic service

_____ ____/____/____

(Signature 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, by post or via electronic means. When you are giving a Notice to a person, address it to that person's last known postal address, email 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.

For electronic service, service must be carried in accordance with the *Electronic Transactions (Northern Territory) Act 2000*.

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 1978* 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. 60 day Notice of Termination provides for vacant possession on the day after termination being the 61st day.

PRIVACY STATEMENT

Consumer Affairs complies with the Information Privacy Principles scheduled to the *Information Act 2002.*
To view the NT Consumer Affairs Privacy Statement, please access www.consumeraffairs.nt.gov.au or 08 8999 1999

THE NORTHERN TERRITORY OF AUSTRALIA
OATHS AFFIDAVITS AND DECLARATIONS ACT 2010

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/s …….

(Tenant/s name)

with a NOTICE PURSUANT TO SECTION ……OF THE *RESIDENTIAL TENANCIES ACT 1999* (a true copy of which is annexed hereto and marked "A") by delivering a true copy of this Notice personally / by mail / by electronic service (delete whichever is not applicable) to the Tenant/s at

……..

…….

…….

(fully describe address/place of service)

I identified Tenant/s 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 2010.*

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