



FORM 14
Notice to vacate from Mortgagee to Tenant
RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 81A; Section 60(e)

To: _____
(name of tenant/s)

(name of tenant/s)

I hereby give you notice of termination of your residential tenancy agreement and require you to deliver up vacant possession of the premises at:

(address of rented premises)

on ____/____/_____
(specified date on which vacant possession of the premises is to be given)

The reason for termination is that the mortgagee of the premises is taking possession of the premises.

Signed: _____ Date: ____/____/_____
(mortgagee/appointed person)

Contact Person: _____ Company: _____

Address: _____ Post code: _____

Phone: _____

SERVICE INFORMATION (FOR MORTGAGEE)

If the matter goes to Court you will have to produce evidence of service. Service may be effected by various means, for example:

- by personal delivery (you may seek the assistance of a bailiff or other process server); or
- by post (normal post not registered post).

You can deliver the notice to the tenant, a resident of the rented premises who is apparently over 16 years, or to a person who ordinarily pays the rent. Service may be on any one tenant if there are more than one.

For full details about the service of notices and documents see Section 85 of the *Residential Tenancies Act 1987*.

IMPORTANT INFORMATION FOR TENANTS

- By providing this notice, the mortgagee is advising you that the mortgage payments have not been met by the owner of the rental property and the mortgagee is now terminating the tenancy agreement.
- You should be given not less than 30 days' notice to vacate the property. During the first 30 days of this notice period, you should not be charged for rent. If you have paid any rent in advance for any part of the 30 day period, the lessor should repay you.
- The mortgagee (or a person appointed by the mortgagee) may show the premises to prospective purchasers on a reasonable number of occasions, but only if you are given reasonable notice, and you agree to the date and time of the inspection.
- If you have any questions about this notice, you should contact the mortgagee immediately to discuss the matter.
- You should seek advice immediately if you do not understand this notice or if you require further information.

For further information about tenancy rights, refer to the *Residential Tenancies Act 1987* or contact the Department of Commerce on 1300 30 40 54 or www.commerce.wa.gov.au/Consumer Protection.

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 assistance.