



**Notice of Termination
by Park Operator
for Non-Payment of Rent
(Default Notice Issued)**

Form 2011

This form should be used from 31 July 2011

Notice of Termination by Park Operator for Non-Payment of Rent (Default Notice Issued)

Purpose of this notice

A park operator / managing real estate agent may issue this notice if a tenant has not paid rent in accordance with a long-stay agreement AND the park operator / managing real estate agent has given a default notice to the tenant in relation to that breach.

This notice can require vacant possession of the agreed premises before the last day of —

- the term of a fixed term tenancy; or
- a period of a periodic tenancy,

as the case may be.

Note to park operator / managing real estate agent

Please complete in BLOCK letters. Attach extra pages if needed. All references to dates should be in DD/MM/YYYY.

The Department of Commerce recommends that you make a copy of the completed notice before giving it to the tenant and make every effort to ensure the notice is securely delivered and received by the tenant.

Note to tenant

If you receive this notice you should check whether you have in fact breached the agreement.

If you believe you have not breached the agreement, you should contact the park operator and attempt to resolve the matter.

If you have breached the agreement, you must pay any outstanding rent, charges and fees and give vacant possession of the agreed premises by the date specified in this notice.

If you need help please contact a community legal centre or the Department of Commerce on 1300 30 40 54.

Park operator / managing real estate agent details

Name

Address

Suburb

State

Postcode

Tenant/s details

Name

Address

Suburb

State

Postcode

Residential park and site details

Park name and address

Site location (e.g. site number or other description)

Breach details

Date rent was due:/...../..... Amount of rent due:.....

(Attach additional pages if rent is owed for multiple periods.)

Key dates

Date of default notice:...../...../.....

Note 1: This notice of termination may be issued if a default notice has previously been given to the tenant requiring payment of outstanding rent, and the rent is not paid in full on or before the date specified in the default notice.

Vacant possession required by:...../...../.....

Note 2: The tenant will still be liable for any outstanding rent, charges and fees after vacant possession is given.

Note 3: Under the *Residential Parks (Long-stay Tenants) Act 2006* section 39(4)(b), the above date must be at least 7 days after the day specified in the default notice as the day by which the rent was required to be paid.

Note 4: Under the *Residential Parks (Long-stay Tenants) Act 2006* section 39(4)(c), if the park operator makes an application to the State Administrative Tribunal under section 66 of that Act in relation to this notice, the application may be heard and determined even if the rent is paid in full before the time set down for hearing the application.

Date of this notice:...../...../.....

Park operator / managing real estate agent signature

Signatory (print name).....

SignatureDate Signed...../...../.....