



FORM 21 Breach Notice for Non-payment of Rent

RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 62(4)(a)

To: _____
(name of tenant/s)

(name of tenant/s)

at: _____
(address of rented premises)

I hereby give you NOTICE that:

1. You currently owe \$ _____ in rent arrears and are in breach of your residential tenancy agreement; and
2. I require you to pay this outstanding rent without delay **and in any event within 14 days.**

Date: ____/____/____ Signed: _____
(lessor)

Address: _____
(address of lessor)

SERVICE INFORMATION FOR THE LESSOR (LANDLORD)

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 from the Magistrates Court 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 see section 85 of the *Residential Tenancies Act 1987*.

IMPORTANT INFORMATION FOR TENANTS

- By providing this breach notice, the lessor (the landlord) is advising you that you have breached the residential tenancy agreement by not paying the rent.
- Do not ignore this notice. If you do not pay the outstanding rent within 14 days the lessor can give you a NOTICE OF TERMINATION requiring you to vacate the premises.
- If you believe that your rent has been paid up to date, you should show the lessor your rent receipts or proof of payment and your calculations showing you are not in arrears.
- You should contact the lessor immediately to try and resolve this 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.