



FORM 1C
Notice of Termination
RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 61(a)

NOTE: This form is NOT to be used in respect of non-payment of rent.

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)

Date on which vacant possession of the premises is to be given ____/____/____

ONLY ONE OF THE FOLLOWING GROUNDS IS TO BE SPECIFIED — DELETE THE OTHER SIX

1. This notice of **NOT LESS THAN 7 DAYS** is given to you on the ground that you have breached a term of the agreement and the breach has not been remedied (see the *Residential Tenancies Act 1987* section 62). Particulars of the breach are:

Notice of the breach was given to you on ____/____/____

Note: *This notice has no effect unless you were given a notice specifying the breach and requiring that the breach be remedied not less than 14 days before you were given this notice.*

2. This notice of **NOT LESS THAN 30 DAYS** is given to you on the ground that the lessor has entered into a contract for sale of the premises and under the contract he or she is required to give vacant possession of the premises (see the *Residential Tenancies Act 1987* section 63).

Note: *This notice cannot be given during the term of a fixed term residential tenancy agreement.*

3. This notice of **NOT LESS THAN 60 DAYS** is given to you in exercise of the lessor's right to give notice without specifying any ground for doing so (see the *Residential Tenancies Act 1987* section 64).

Note: *This notice cannot be given during the term of a fixed term residential tenancy agreement.*

4. This notice of **NOT LESS THAN 7 DAYS** is given to you on the ground (see the *Residential Tenancies Act 1987* section 69) that the premises, or part of the premises: (* delete as appropriate)

- * have been destroyed
- * have been rendered uninhabitable
- * have ceased to be lawfully useable as a residence
- * have been appropriated or acquired by an authority by compulsory process

The lessor believes that this ground applies because:

Note: *This notice can be given during the term of a periodic or a fixed term residential tenancy agreement.*

5. This notice of NOT LESS THAN 30 DAYS is given to you in exercise of the lessor's right to end the residential tenancy agreement on its expiry date (see the *Residential Tenancies Act 1987* section 70A).

Note: *This notice cannot be given during the term of a periodic residential tenancy agreement.*

6. This notice of NOT LESS THAN 60 DAYS is given to you on the grounds that the lessor has determined, as a result of an assessment carried out under the *Residential Tenancies Act 1987* section 71D, that you are not eligible to reside in social housing premises, or to reside in the class of social housing premises to which the agreement relates (see the *Residential Tenancies Act 1987* section 71C).

Note: *This notice can be given during the term of a periodic or a fixed term residential tenancy agreement.*

7. This notice of NOT LESS THAN 60 DAYS is given to you on the ground that the lessor has offered to enter into a new social housing tenancy agreement with you in respect of alternative premises (see the *Residential Tenancies Act 1987* section 71H).

Note: *This notice can be given during the term of a periodic or a fixed term residential tenancy agreement.*

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

Address: _____ Post code: _____

IMPORTANT INFORMATION FOR TENANTS

- The lessor is seeking to terminate your residential tenancy agreement and requires you to vacate the premises on the date specified in this notice.
- If you do not vacate the premises, the lessor may apply to court for an order terminating your residential tenancy agreement and requiring you to vacate the premises.
- 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 Mines, Industry Regulation and Safety 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 Mines, Industry Regulation and Safety (1300 30 40 54) for assistance.