



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 304 054 or www.dmirs.wa.gov.au/renting.

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 304 054) for assistance.