



FORM 20 Notice to Tenant of Breach of Agreement (other than failure to pay rent)

RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 62(3)

To: _____
(names of tenant/s)

(names of tenant/s)

at: _____
(address of rented premises)

I hereby give you NOTICE that you are in breach of the Residential Tenancy Agreement entered into with me

on: ____/____/____.
(date the agreement was made)

I claim the breach of the agreement is:

TAKE NOTICE that I require you to remedy this breach within 14 days of giving this notice.

Date: ____/____/____ Lessor: _____

SERVICE INFORMATION FOR 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 (other than a failure to pay rent) and you are required to remedy the breach.
- If you do not remedy the breach within 14 days, the lessor may issue you with a notice to terminate the agreement or apply to the Magistrates Court for an order for you to remedy the breach.
- 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.