

FORM 11
**Notice to Tenant of Variation of Rent
Calculated by Tenant's Income**

RESIDENTIAL TENANCIES ACT 1987 (WA)

Section 31A

To: _____
(name of tenant/s)

(name of tenant/s)

I hereby give you notice of an increase in rent in relation to premises at:

(address of premises)

The method of calculating the rent payable under your residential tenancy agreement is based on your income.
This method has changed from:

_____ = \$ _____
(insert current calculation of rent paid based on tenant's income including dollar amount of rent per fortnight)

to: _____ = \$ _____
(insert new calculation based on tenant's income including dollar amount of rent per fortnight)

The increased rent shall take effect on ____/____/____
(date)

See below for important information regarding limitations to rent increases under section 31A.

Signed: _____ Date: ____/____/____

Address: _____

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 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 and documents see Section 85 of the *Residential Tenancies Act 1987*.

IMPORTANT INFORMATION FOR TENANT

- By providing this notice, the lessor (the landlord) is advising you that your rent will be increased by the amount stated on the front of this form.
- Under your tenancy agreement, your rent is calculated on the basis of your income. The lessor intends to change how your rent is calculated which will result in a rent increase.

- The method by which your rent is calculated cannot be changed in the first 12 months of starting your tenancy or within 12 months from when it was last changed, if that change will increase your rent. The lessor (the landlord) must give at least 60 days' notice if the change in method will result in an increase in your rent.
- 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 Energy, 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 Energy, Mines, Industry Regulation and Safety (1300 304 054) for assistance.

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