



On-site tenant chart 2: When your co-tenant has terminated their interest in a lease on grounds of family and domestic violence

STEP 1

Receive copy of *Notice of Termination*

When your co-tenant has served a *Notice of Termination* due to family and domestic violence, the park operator must give you a copy of the notice within 7 days.

Important: The park operator should only provide you a copy of the *Notice of Termination*. By law the park operator must keep all supporting evidence provided by the departing tenant secure, private and confidential. If you receive any evidence return it to the park operator immediately and report the incident to Consumer Protection on 1300 304 054.

Day **YOU RECEIVE COPY OF NOTICE OF TERMINATION**

Date received

After the departing tenant's interest in the lease terminates, you and any co-tenants are responsible for the entire rent from that point.

STEP 2

Property inspection likely

At the same time as providing the copy of *Notice of Termination*, the park operator will likely notify you to conduct an inspection of the property. They must give you and each co-tenant 3 full days' notice before inspecting.

Inspection date & time

STEP 3

Decide whether you'll stay or end your interest

You have 7 full days to inform the park operator whether you wish to stay and continue the tenancy or end your interest in the tenancy.

A Day **1** is the day **AFTER YOU RECEIVE COPY OF NOTICE OF TERMINATION**

Day 1 date

1 2 3 4 5 6 7

Day **7** is **LAST DAY TO NOTIFY PARK OPERATOR TO END YOUR INTEREST**

Day 7 date (excluding Sat/Sun/public holiday)

When deciding whether to stay or go, keep in mind:

- You should decide independently of any other co-tenants – choose what is best for you.
- If you stay and continue the lease, you and any other remaining co-tenants will be responsible for the full rent.
- If you stay you may have to top up the bond to the full amount if part of the bond is disposed of.
- Whether you stay or go, you can apply to the SAT for determination of your rights and liabilities related to the tenancy:

- If you have been accused of family violence, expect that the SAT will hold you liable for your share of rent arrears and any damage caused in the premises while you were a tenant.
- If you have not been accused of family violence, it's unlikely that you will be ordered to pay for more than your share of liability.

- B** **DECISION STAY IN TENANCY – Consider reminders above and prepare accordingly**
- END YOUR INTEREST – Continue to Step 4 Serve written notice to park operator**

STEP 4

Serve written notice to park operator

A Day **WRITTEN NOTICE DELIVERED TO PARK OPERATOR**

Refer to **DELIVERY METHODS**

Day **PARK OPERATOR RECEIVED WRITTEN NOTICE**

B Day **1** is day **AFTER WRITTEN NOTICE RECEIVED BY PARK OPERATOR**

You must provide at least **21 full days' written notice** to terminate your interest.

- 1 2 3 4 5 6 7
 8 9 10 11 12 13 14
 15 16 17 18 19 20 21

C Day **22** is **EARLIEST DAY LEASE IS TERMINATED OR,**

if you have given notice for a **later date, SPECIFIED TERMINATION DATE**

Date delivered

Date received by park operator

Day 1 date

Day 21 date

Day 22 date

Specified termination date

Delivery methods

In person: Notice to be handed to park operator.

Electronic/email: There must be a prior written agreement that email can be used to give notice. You should retain a copy of the notice, record details of how it was served, date of service and sign it.

General post: Australia Post mail delivery is now made on limited days. Allow 2–6 business days including:

- the day of the service; and
- additional days for weekends and public holidays.

STEP 5

Property inspection

The park operator may notify you of the date for an inspection of the property before the agreement ends. They must give you 7 days' notice before inspecting and the inspection should take place within 14 days after you receive the notice.

Inspection date & time