



Park operator chart 4: When the SAT orders termination of perpetrator tenant’s interest in a lease on grounds of family and domestic violence

STEP 1

Receive SAT hearing notification

As the lessor you are entitled to participate in the SAT proceedings. You and any co-tenants will receive a copy of the SAT application and notice of the hearing.

Day of **SAT HEARING**

SAT hearing date

STEP 2

Schedule property inspection

After receiving the SAT hearing notification, you may conduct an inspection of the property at your earliest convenience before the hearing date. The inspection should occur not more than 10 full days before the hearing and not less than 3 full days after giving notice to each co-tenant of your intention to enter the premises.

Day **1** is the day **BEFORE SAT HEARING DATE**

Count backward 10 days from day **1** date

1 2 3 4 5 6 7 8 9 10

Day 1 date

Day 10 date

Day **10** is the **EARLIEST DATE YOU CAN CONDUCT INSPECTION**, so schedule accordingly.

SCHEDULED INSPECTION DATE

Use the date calculations in Step 3 – the date that all tenants will have received the notice of inspection - to determine the inspection date.

Inspection date

STEP 3

Notify co-tenants of property inspection

A Co-tenant One	<i>Full name</i>	
	Day CO-TENANT SERVED NOTICE OF INSPECTION Refer to DELIVERY METHODS	<i>Date co-tenant served Notice</i>
	Day CO-TENANT RECEIVES NOTICE OF INSPECTION (After delivery period)	<i>Date co-tenant receives Notice</i>
B Co-tenant Two	<i>Full name</i>	
	Day CO-TENANT SERVED NOTICE OF INSPECTION Refer to DELIVERY METHODS	<i>Date co-tenant served Notice</i>
	Day CO-TENANT RECEIVES NOTICE OF INSPECTION (After delivery period)	<i>Date co-tenant receives Notice</i>

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. The email address for service will be in your lease agreement. 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.

C Co-tenant Three

Day **CO-TENANT SERVED
NOTICE OF INSPECTION**

Refer to **DELIVERY METHODS**

Full name

*Date co-tenant
served Notice*

Day **CO-TENANT RECEIVES
NOTICE OF INSPECTION**
(After delivery period)

*Date co-tenant
receives Notice*

D Co-tenant Four

Day **CO-TENANT SERVED
NOTICE OF INSPECTION**

Refer to **DELIVERY METHODS**

Full name

*Date co-tenant
served Notice*

Day **CO-TENANT RECEIVES
NOTICE OF INSPECTION**
(After delivery period)

*Date co-tenant
receives Notice*

**STEP
4**

Conduct property inspection

Conduct property inspection on date determined in Step 2.

Inspection date & time

**STEP
5**

Attend SAT hearing if you wish

Day of **SAT HEARING**

SAT hearing date & time

**STEP
6**

Receive SAT order

Once the hearing is complete, if a decision has been made to terminate the perpetrator tenant's interest in the lease, you will receive a copy of the SAT order specifying the termination date.

Day of **SAT-ORDERED TERMINATION**

Specified termination date

Points to consider:

- The SAT will determine who pays what to whom and may release part of the bond to you or to the excluded tenant.
- If part of the bond was disposed of, you can ask the remaining tenants to top up the bond.