

## Notice by Landlord to Tenant to Remedy Breach of Agreement – Unpaid Rent

Please complete this form using **BLOCK LETTERS**

To:	(insert name of tenant)
Address of premises:	Postcode:
<p>A. I give notice that you are in breach of the residential tenancy agreement that relates to the premises referred to above on the ground that you have failed to pay rent and the rent has been in arrears for not less than 14 days.</p> <p><b>You must remedy the breach by paying the amount of \$</b> _____</p> <p>This amount takes your rent up to and including ___ / ___ / ___</p> <p>This amount has been calculated on the basis of the following terms of your tenancy agreement:-</p> <ol style="list-style-type: none"> <li>1. Your obligation to pay rent commenced on _____</li> <li>2. The Current rent payable is \$_____ per _____</li> <li>3. The frequency that rent is payable is _____ in advance.</li> </ol> <p>B. In accordance with section 96A of the Residential Tenancies Act you are required to remedy this breach by paying the amount specified above before ___ / ___ / ___ (see note 1)</p> <p>Failure to remedy the breach as required could result in the landlord applying to the Commissioner of Tenancies or a court for an order for termination of the tenancy and possession of the premises.</p> <p>C. The last rent payment received from you was \$ _____ on _____</p> <p>If the breach is remedied the next rent amount due and payable by you will be</p> <p>\$ _____ on _____</p> <p>Signature of landlord/agent: _____ Date _____ / _____ / _____</p> <p>Full name of landlord/agent: _____</p> <p>Address of landlord/agent _____</p>	

<p><b>This notice was given on</b> ___ / ___ / ___ <b>by:</b></p> <p style="text-align: right;"> <input type="radio"/> Personally handing to the tenant  <input type="radio"/> Mailing it to the tenant         </p>
--

<p><b>Note 1</b></p> <p>The date that the breach must be remedied by must be more than 7 days after this notice is given to the tenant. See information on page 2 regarding the giving of notices.</p>
--

### **Important information regarding the giving of notices**

Notices under the Residential Tenancies Act 1999 are permitted to be given to a person personally or sent by post. When you are giving a notice to a person, address it to that person's last known postal address or place of business or residence. When you are giving a notice to a corporation, address it to the corporation's registered office in the Territory.

If 2 or more persons are the landlords or tenants under a tenancy agreement, a notice is duly given if given to any one of them.

A notice sent by post must be properly addressed and posted by prepaid post, and the giving of the notice is deemed to have been effected at the time at which the notice would be delivered to the person or corporation in the ordinary course of post. It should be noted that this will only apply in the absence of any contrary evidence.

When advising of the period in which an action must be completed, the period is counted in clear days starting the day after notice is given. Where the last day of any period falls on a Saturday, Sunday or Public Holiday, the action required may be done on the next working day.

### **PRIVACY STATEMENT**

Consumer Affairs complies with the Information Privacy Principles scheduled to the Information Act.

To view the Consumer and Business Affairs Privacy Statement, please access [consumeraffairs.nt.gov.au](http://consumeraffairs.nt.gov.au) or 08 8999 1999

# AFFIDAVIT OF SERVICE

I, \_\_\_\_\_  
(full name) (occupation)

of \_\_\_\_\_  
(full address)

say on oath / affirm that

I did at \_\_\_\_\_ on \_\_\_\_\_  
(time) (day) (month) (year)

duly serve the Tenant/Landlord \_\_\_\_\_  
(tenant / landlords name)

with a NOTICE PURSUANT TO SECTION .....OF THE *RESIDENTIAL TENANCIES ACT* (a true copy of which is annexed hereto and marked "A") by delivering a true copy of this Notice personally / by mail (delete whichever is not applicable) to the Tenant/Landlord at

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(fully describe address/place of service)

I identified the tenant/landlord as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(include how you identified the person served) (include any other details/conversations necessary including how service was effected eg. handing documents to person, placing documents on ground before the person)

\_\_\_\_\_  
(Signature)

Sworn/Affirmed at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Before me: \_\_\_\_\_  
(signature of witness)