

FORM 2B - Residential Tenancies Act 1995

NOTICE OF TERMINATION BY LANDLORD WHERE AGREEMENT FRUSTRATED

To: (insert name of tenant)

I give notice of termination of a residential tenancy agreement between me as landlord and you as tenant in respect of the premises at:

..... (insert address of rented premises)

on the ground that - (tick appropriate box)

- checkbox the premises have been destroyed or rendered uninhabitable (A landlord may terminate a tenancy on this ground immediately)
checkbox the premises have ceased to be lawfully usable for residential purposes (A landlord may terminate a tenancy on this ground immediately)
checkbox the premises have been acquired by compulsory process (The period of notice given on these grounds must be at least 60 days)

I give you notice to deliver up vacant possession of the premises on [insert date on which tenant is required to vacate premises]

Signature of landlord/agent: Date:/...../.....

Full name of landlord/agent

Address for service of landlord/agent:

This notice was served on/...../..... by: checkbox personally handing it to the tenant, checkbox mailing it to the tenant, checkbox placing it in the tenant's letterbox, checkbox faxing or emailing it to the tenant, checkbox other [please specify]

INFORMATION FOR THE LANDLORD

1. This notice may be served on the tenant (or on an agent of the tenant)—
 - (a) personally; or
 - (b) by sending it by post addressed to the person at his or her last known place of residence, employment or business; or
 - (c) by leaving it in a letterbox or other place where it is likely to come to his or her attention at his or her last known place of residence, employment or business; or
 - (d) by fax or email to a fax number or email address provided by the person for the purposes of service under the Act.
2. You should retain a copy of this notice.

INFORMATION FOR THE TENANT

1. If your tenancy agreement is for a periodic tenancy and you wish to leave the rented premises before the date on which the landlord has indicated vacant possession of the premises is required, you may do so by serving a notice of termination (see Form 5) on the landlord at least 21 days before leaving, or a period equivalent to a single rental period of your tenancy (whichever is longer).

Example — *If you pay rent per calendar month, instead of giving 21 days written notice, you would be required to give 1 calendar month's written notice.*
2. You should, when you vacate the premises, leave them in a reasonable condition and in a reasonably clean state (however this obligation may not apply if the premises are rendered uninhabitable). If you do not, the landlord may recover from the bond, or from you directly, the costs of cleaning the premises, removing any rubbish, and so on.
3. You should contact the landlord or agent and arrange to meet him or her at the premises at an agreed time. With the landlord or agent, you can then inspect the premises and note on the Inspection Sheet (which you filled in and received at the start of the tenancy) the state of cleanliness of the premises and any damage that has occurred during the tenancy. You can then decide with the landlord or agent how much of the bond should be paid to you and to the landlord (respectively).
4. If possible you should agree on how the bond should be paid. If you do agree, both of you should complete and sign the Refund of Bond form and lodge it with Consumer and Business Services. Make sure that your forwarding address is included on the form so that all or part of the bond, or any future correspondence, can be sent to you. If agreement cannot be reached, you should contact Consumer and Business Services.
5. When you vacate the premises, ensure that you leave all the keys, remote controls and security devices with the landlord or agent, and notify the electricity entity, gas company, Australia Post, Telstra etc, so that the new tenants do not use gas, electricity and the telephone on your accounts, and so that mail can be forwarded to you.

For further information contact Consumer and Business Services at Customer Service Centre,
91 Grenfell Street, Adelaide. Ph: 131 882 Website: www.sa.gov.au/tenancy/renters