FORM 4B - Residential Tenancies Act 1995

NOTICE OF TERMINATION BY TENANT AT END OF FIXED TERM TENANCY (GENERAL FORM)

Note: A tenant may end a fixed term residential tenancy agreement at the end of the fixed term without specifying a ground of termination after giving at least 28 days notice to the landlord/agent. If notice is not given, the agreement continues for a periodic tenancy, with a tenancy period equivalent to the interval between rental payment times under the agreement and with terms of agreement that in other respects are the same as those applying under the agreement immediately before the end of the fixed term.

To: ..............................................................................................................................................

(insert name of landlord/agent)

I give notice to deliver up vacant possession of the premises at: ..............................................................

..........................................................................................................................................................

(insert address of rented premises)

on: ........../........../........ being a date that is not less than 28 days before this notice is given.

(insert date the fixed term ends)

Signature of tenant: .......................................................... Date: ........../........../........

Full name tenant: ..........................................................................................................................

Address of tenant: ..........................................................................................................................

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This notice was served on ........../........../........ by: ☐ personally handing it to the landlord/agent

☐ mailing it to the landlord/agent

☐ placing it in the landlord/agent’s letterbox

☐ faxing or emailing it to the landlord/agent

☐ other [please specify] ........................................
Information for the tenant

1. This notice may be served on the landlord, or on an agent of the landlord—
   (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.

Termination information

1. When the tenant vacates the premises, he/she should leave them in a reasonable condition
   and in a reasonably clean state. If they are not, the landlord may recover from the bond, or
   from the tenant directly, the costs of cleaning the premises, removing any rubbish, and so on.

2. The tenant and landlord (or an agent) should arrange to meet at the premises at an agreed
   time. They can then inspect the premises and note on the Inspection Sheet (which was 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. The tenant and landlord can then decide how
   much of the bond should be paid to each.

3. If possible, the tenant and landlord should agree on how the bond should be paid. If the tenant
   and landlord do agree, both should complete and sign the Refund of Bond form and lodge it
   with Consumer and Business Services. Make sure that the tenant's forwarding address is
   included on the form so that all or part of the bond, or any future correspondence, can be sent
   there. If agreement cannot be reached, Consumer and Business Services should be
   contacted.

4. When the tenant vacates the premises, the tenant should ensure that the tenant leaves all the
   keys, remote controls and security devices with the landlord or agent, and notifies the
   electricity entity, gas company, Australia Post, Telstra etc, so that the new tenants do not use
   gas, electricity and the telephone on the tenant's accounts, and so that mail can be forwarded.

For further information contact Consumer and Business Services at Customer Service Centre,