

Form RP19B

NOTICE TO TENANT: ABANDONMENT OF PREMISES

Residential Parks (Long-stay Tenants) Act 2006 Section 44A(1), 32F(5)

PURPOSE OF THIS NOTICE

A park operator / managing real estate agent may issue this notice to the tenant if they propose to enter into the agreed premises if the park operator reasonably suspects the premises are abandoned.

To: *(insert name(s) of tenant/s)*

I hereby give you notice that you have abandoned the premises at:

..... *(insert site location/description)*

..... *(insert name of residential park)*

If you do not inform me within 24 hours after the giving of the notice that you have not abandoned the premises, I will enter the premises for the purpose of inspecting and securing them on:
before ☐ / after ☐ 12 noon *(tick which applies)*.

This notice has been issued by the *(tick which applies)*:
☐ park operator
☐ managing real estate agent

Date:

Signed:
park operator / managing real estate agent

Address:

Phone number / contact details:

SERVICE INFORMATION FOR THE PARK OPERATOR/ MANAGING REAL ESTATE AGENT

The park operator / managing real estate agent must give this notice to the tenant by:

- Leaving a copy at the premises; and
- Leaving a copy at the tenant's last known place of employment (if applicable) or if the tenant and park operator have agreed – by email.

For full details about the service of this notice, see Section 44A(3) of the *Residential Parks (Long-stay Tenants) Act 2006*.

IMPORTANT INFORMATION FOR TENANTS

If you have received this notice and you have not abandoned and live at the premises, you should contact the park operator or the managing real estate agent immediately to try and resolve this matter.

By providing this notice, the park operator is advising you that they suspect on ***reasonable grounds*** that you have abandoned the premises and no longer live there.

Reasonable grounds means that you have failed to pay rent and at least one of the following has also occurred:

- Uncollected mail, newspapers or other material are present at the premises;
- Reports from neighbours or other persons indicating that you have abandoned the premises;
- The absence of household goods at the premises; or
- The disconnection of services including gas, electricity and telephone to the premises.

If you do not contact the park operator or the managing real estate agent within 24 hours after being given this notice, they will:

- Enter the premises for the purpose of inspecting and securing them; and
- May give you a notice to end the long-stay agreement or apply to the State Administrative Tribunal for an order to end / terminate the long-stay agreement.

You should seek advice immediately if you do not understand this notice or if you require further information. Please contact a community legal centre or the Department of Local Government, Industry Regulation and Safety on 1300 30 40 54.