

Form RP1B

## NOTICE OF TERMINATION FOR NON-PAYMENT OF RENT (No Default Notice Issued)

*Residential Parks (Long-stay Tenants) Act 2006 Section 39(1)(a)*

### Purpose of this notice

A park operator / managing real estate agent may issue this notice if a tenant has not paid rent in accordance with a long-stay agreement AND the park operator / managing real estate agent has NOT given a default notice to the tenant in relation to that breach.

This notice can require vacant possession of the agreed premises before the last day of the term of a fixed term tenancy; or a period of a periodic tenancy, as the case may be.

### Note to park operator / managing real estate agent

Please complete in BLOCK letters. Attach extra pages if needed.

The Department of Local Government, Industry Regulation and Safety (LGIRS) recommends that you make a copy of the completed notice before giving it to the tenant and make every effort to ensure the notice is securely delivered and received by the tenant.

### Note to tenant

The park operator is seeking to terminate the long-stay agreement and requires that you give vacant possession of the premises by the date specified in this notice.

If you receive this notice you should check whether you are in arrears in rent payments.

If rent is not outstanding, you should provide proof of the payment of that rent to the park operator.

If rent is outstanding and the park operator has made an application to the State Administrative Tribunal under section 66 of the *Residential Parks (Long-stay Tenants) Act 2006*, you must pay that rent and the amount of the filing fee for the application more than 24 hours before the time set down for hearing the application otherwise the State Administrative Tribunal may hear that application and order you to vacate the premises.

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 LGIRS on 1300 30 40 54.

#### 1. Park operator/ managing real estate agent details

Name:

Address:

Suburb:

State  Postcode

#### 2. Tenant/s details

Name:

Address:

Suburb:

State  Postcode

<b>3. Residential park and site details</b>	Park name and address:
	Site location ( <i>e.g. site number or other description</i> ):
<b>4. Breach details</b>	Date rent was due: <input type="text"/> / <input type="text"/> / <input type="text"/> D D /M M/ Y Y Y Y
	Amount of rent due: \$.....  (attach additional pages if rent is owed for multiple periods)
	Note 1: If the amount of rent due is not paid in full on or before the above date, the park operator is entitled to terminate the long-stay agreement under the <i>Residential Parks (Long-stay Tenants) Act 2006</i> .
<b>5. Key dates</b>	Vacant possession required by: <input type="text"/> / <input type="text"/> / <input type="text"/> D D /M M/ Y Y Y Y
	Note 2: The tenant will still be liable for any outstanding rent, charges and fees after vacant possession is given.
	Note 3: Under the <i>Residential Parks (Long-stay Tenants) Act 2006</i> section 39(5)(a), the above date must be at least 7 days after the day on which this notice is given to the tenant.
	Note 4: Under the <i>Residential Parks (Long-stay Tenants) Act 2006</i> section 39(5)(b), if the park operator makes an application to the State Administrative Tribunal under section 66 of that Act in relation to this notice, the park operator must withdraw the application if the rent and the amount of the filing fee for the application are both paid in full more than 24 hours before the time set down for hearing the application.
<b>6. Park operator/ managing real estate agent signature</b>	Date of this notice: <input type="text"/> / <input type="text"/> / <input type="text"/> D D /M M/ Y Y Y Y
	Signature:
	Name ( <i>please print</i> ):
	Date signed: <input type="text"/> / <input type="text"/> / <input type="text"/> D D /M M/ Y Y Y Y