



FORM 12 Notice to tenant of abandonment of premises

RESIDENTIAL TENANCIES ACT 1987 (WA)

Section 77

Approved by the Commissioner for Consumer Protection pursuant to the *Residential Tenancies Act 1987* section 88C
(July 2024)

To: _____
(name of tenant/s)

(name of tenant/s)

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

(address of rented premises)

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.

I may also give you a notice to end the tenancy agreement or seek a court order to end the tenancy agreement.

Signed: _____ Date: ____/____/____
(lessor/property manager)

Address: _____

Phone no: _____

SERVICE INFORMATION FOR THE LESSOR (LANDLORD)

The lessor 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).

For full details about the service of notices and documents see Section 77 of the *Residential Tenancies Act 1987*.

IMPORTANT INFORMATION FOR TENANTS

- By providing this notice, the lessor (landlord) 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 the tenant has 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 lessor (or their property manager) within 24 hours after being given this written notice, they will:
 - enter the premises for the purpose of inspecting and securing them; and
 - may give you a notice to end the tenancy agreement or seek a court order to end the tenancy agreement.
- **You should contact the lessor or their property manager immediately to try and resolve this matter.**
- You should seek advice immediately if you do not understand this notice or if you require further information.

For further information about tenancy rights, refer to the *Residential Tenancies Act 1987* or contact the Department of Local Government, Industry Regulation and Safety on 1300 30 40 54 or www.consumerprotection.wa.gov.au/renting-home.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Local Government, Industry Regulation and Safety (1300 30 40 54) for assistance.