

TERMINATION NOTICE OF RESIDENTIAL TENANCY AGREEMENT

Residential Tenancies Act 2010 (NSW)

TERMINATION NOTICE

TO: TENANT(S)			
PREMISES			
LANDLORD			
AGENT	Oxbridge Group Pty Ltd		
	Licensee's Licence No.* (see note)	10077341	
	ABN / ACN	18 616 229 611	GST Registered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Trading as	Oxbridge Property Group	
	Address	Level 5	
	616-620 Harris Street, ULTIMO, NSW	Postcode	2007
	Phone: Work	1300 680 690	Mobile
	Email ** (see note)		
	<p>* Note: If the Agent trades as a corporation the licensee's licence number is the corporation's licence number.</p> <p>** Note: By including your email address, you consent to service of any documents, including this notice and any documents required to be served under or because of this agreement, by way of email.</p>		

The Landlord or Agent (on behalf of the Landlord) hereby gives a notice of termination of the Residential Tenancy Agreement between the Landlord and Tenant in respect of the Premises on the following grounds:

End of Fixed Term - section 84 (DELETE IF NOT APPLICABLE)

The Tenant is required by the Landlord to give vacant possession of the Premises on / / being a date on or after the expiry of the fixed term of the Residential Tenancy Agreement and which is a date not earlier than 90 days after the date of service of this notice (must be served prior to the expiry of the fixed term of the Residential Tenancy Agreement).

Termination of Periodic Agreement - No Grounds - section 85 (DELETE IF NOT APPLICABLE)

The Tenant is required by the Landlord to give vacant possession of the Premises on / / being a date not earlier than 90 days after the date of service of this notice (not to be served during the fixed term of the Residential Tenancy Agreement).

Sale of Premises - section 86 (DELETE IF NOT APPLICABLE)

The Landlord has entered into a contract for the sale of the Premises under which the Landlord is required to give vacant possession of the Premises. The Tenant is required by the Landlord to give vacant possession of the Premises on / / being a date not earlier than 30 days after the date of service of this notice. (the termination date cannot be before the end of the fixed term if this is a fixed term agreement).

Breach of the Agreement (other than Non-Payment of Rent or Charges) - section 87 (DELETE IF NOT APPLICABLE)

The Tenant has breached clause(s) of the Residential Tenancy Agreement as follows:

or see annexed Yes No For this reason the Tenant is required by the Landlord to give vacant possession on / / being a date not earlier than 90 days after the date of service of this notice.

Non-Payment of Rent or Charges - sections 88 & 89 (DELETE IF NOT APPLICABLE)

The Tenant has breached the Residential Tenancy Agreement by not paying one of the following on time: (please tick whichever is applicable)
 rent; or water usage charges; or charges for the supply of electricity, gas or oil (utility charges)

As the above remains unpaid in breach of the Residential Tenancy Agreement for not less than 14 days before the date of this notice, the Tenant is required by the Landlord to give vacant possession of the Premises on / / being a date not earlier than 14 days after the date of service of this notice. **Note:** The Tenant is not required to vacate the residential premises if, after service of this notice, the Tenant pays all the rent, water usage charges or utility charges owing or enters into, and fully complies with, a repayment plan agreed with the Landlord, unless the Tribunal makes a termination order on the basis that the Tenant has frequently failed to pay rent or water usage charges on time.

Death of Sole Tenant - section 108 (DELETE IF NOT APPLICABLE)

The Landlord requires vacant possession of the Premises on / / because of the death of the sole Tenant under the Residential Tenancy Agreement.

Frustration of Residential Tenancy Agreement - section 109 (DELETE IF NOT APPLICABLE)

The Tenant is required by the Landlord to give vacant possession of the Premises immediately on / / being the date this notice is given, as the Premises has been destroyed/rendered wholly or partially uninhabitable/ceased to be lawfully usable as a residence/appropriated or acquired by any authority by compulsory process because of:

Note - Information regarding tenancy rights and obligations is contained in the Residential Tenancy Agreement.

I agree to be legally bound by the terms of this form even if I sign this form electronically.

Signature of Landlord / Agent

Name of Landlord / Agent (print)

Date

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TERMINATION NOTICE**SERVICE DETAILS** (complete the applicable manner of service)• **Where the Tenant is an individual**

This notice was served on the Tenant personally at any place or on a person apparently of, or above the age of, 16 years at the Tenant(s) residential or business address on / / **OR**

This notice was served by delivering it in an envelope addressed to the Tenant(s) and leaving it in a mailbox at the Tenant(s) residential or business address on / / **OR**

This notice was sent by post to the address specified by the Tenant(s) for the giving or service of documents on / / **OR**

Where the Tenant(s) has failed to notify an address for the giving or service of documents, this notice was served on the Tenant by sending it by post to the residential or business address of the Tenant(s) last known to the Landlord on / / **OR**

This notice was served on the Tenant by sending it by email to the email address

of the Tenant on / /

• **Where the Tenant is a Corporation**

This notice was served on the Tenant by leaving it with a person apparently of, or above the age of, 16 years at, or by sending it by post to: the head office YES NO; a registered office YES NO; a principal office of the corporation YES NO;

to an address specified by the corporation for the giving or service of documents YES NO on / / **OR**

This notice was served on the Tenant by sending it by email to the email address

of the Tenant on / /

• **Where the Tenant is a Government Department**

This notice was served on the Tenant by leaving it at, or by sending it by post to, any office of the government department and addressed to the head of the government department on / /

This notice was served on the Tenant by sending it by email to the email address

of the Tenant on / /

I agree to be legally bound by the terms of this form even if I sign this form electronically.

Name of person serving notice

Signature of person serving notice

Date