



FORM 12
Notice to tenant of abandonment of premises
RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 77

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 Commerce on 1300 30 40 54 or [www.commerce.wa.gov.au/Consumer Protection](http://www.commerce.wa.gov.au/ConsumerProtection).

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Commerce (1300 30 40 54) for assistance.