

This notice is in effect during the COVID-19 public health emergency made by the Chief Health Officer under section 52 of the *Public and Environmental Health Act 2011*

## Notice by Landlord to Tenant to Remedy Breach of Agreement – Unpaid Rent due to COVID-19 related hardship

Please complete this form using BLOCK LETTERS

To Mr/Mrs/Ms/Miss	
(insert name of tenant)	
Address of Premises:	Postcode:
<p>A. I give notice that you are in breach of the residential tenancy agreement that relates to the premises referred to above on the ground that you have failed to pay rent and the rent has been in arrears for not less than 60 days.</p> <p><b>You must remedy the breach by paying the amount of \$ _____</b></p> <p>This amount takes your rent up to and including ___ / ___ / ___</p> <p>This amount has been calculated on the basis of the following terms of your tenancy agreement:-</p> <ol style="list-style-type: none"> <li>1. Your obligation to pay rent commenced on _____</li> <li>2. The current rent payable is \$ _____ per _____</li> <li>3. The frequency that rent is payable is _____ in advance.</li> </ol> <p>B. In accordance with section 96A of the <i>Residential Tenancies Act 1999</i> with reference to the Modification Notice you are required to remedy this breach by paying the amount specified above before ___ / ___ / ___ (see note 1 on page 2 giving of Notices)</p> <p>Failure to remedy the breach as required could result in the landlord applying to the Tribunal for an order for termination of the tenancy and possession of the premises.</p> <p>C. The last rent payment received from you was \$ _____ on _____</p> <p>If the breach is remedied the next rent amount due and payable by you will be \$ _____ on _____</p> <p>Signature of landlord/agent: _____ Date ___ / ___ / ___</p> <p>Full name of landlord/agent: _____</p> <p>Address of landlord/agent: _____</p>	

<p>This Notice was given on ___ / ___ / ___ by:</p>	<p><input type="radio"/> Personally handing to the tenant</p> <p><input type="radio"/> Mailing it to the tenant</p> <p><input type="radio"/> Electronic service</p>
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#### Note 1

- The date that the breach must be remedied by must be **MORE** than 60 days after this notice is received by the tenant.

#### Important information regarding the giving of Notices

Notices under the *Residential Tenancies Act 1999* are permitted to be given to a person personally or sent by post. When you are giving a Notice to a person, address it to that person's last known postal address or place of business or residence. When you are giving a Notice to a corporation, address it to the corporation's registered office in the Territory.

Electronic service COVID-19 Modification Notice 2020

Service of Notices

- Electronic services is permitted for the service of Notices under the *Residential Tenancies Act 1999* and the Northern Territory Civil and Administrative Tribunal may issue a practise direction.

If 2 or more persons are the landlords or tenants under a tenancy agreement, a Notice is duly given if given to any one of them.

The *Interpretation Act 1999* specifies how a Notice should be given and the calculation of how the time and actions required must be completed.

A Notice sent by post must be properly addressed and posted by prepaid post, and the giving of the Notice is deemed to have been effected at the time at which the Notice would be delivered to the person or corporation in the ordinary course of post. It should be noted that this will only apply in the absence of any contrary evidence.

When advising of the period in which an action must be completed, the period is counted in clear days starting the day after notice is given. Where the last day of any period falls on a Saturday, Sunday or Public Holiday, the action required may be done on the next working day.

#### PRIVACY STATEMENT

Consumer Affairs complies with the Information Privacy Principles scheduled to the *Information Act 2002*.

To view the NT Consumer Affairs Privacy Statement, please access [www.consumeraffairs.nt.gov.au](http://www.consumeraffairs.nt.gov.au) or 08 8999 1999

#### DARWIN

1<sup>st</sup> Floor, The Met Building, 13 Scaturchio Street  
PO Box, Casuarina NT 0811  
Tel: (08) 8999 1999 or 1800 019 319  
Fax: (08) 8935 7738

#### ALICE SPRINGS

Ground Floor, Green Well Building  
50 Bath Street  
PO Box 1745, Alice Springs, NT 0871  
Tel: (08) 8924 7052 Fax: (08) 8951 5442

**THE NORTHERN TERRITORY OF AUSTRALIA  
OATHS AFFIDAVITS AND DECLARATIONS ACT 2010  
UNATTESTED DECLARATION**

(1) Insert name and address of person making declaration

I, (1) .....

(2) Here insert the matter declared to - either directly following the word "declare" or, if the matter is lengthy, insert the words "as follows" and thereafter set out the matter in numbered paragraphs

do solemnly and sincerely declare (2)

I did at ..... on ..... 20.....  
(time) (day) (month) (year)

duly serve the Tenant/Landlord .....

(tenant / landlords name)

with a NOTICE PURSUANT TO SECTION .....OF THE *RESIDENTIAL TENANCIES ACT 1999* (a true copy of which is annexed hereto and marked "A") by delivering a true copy of this Notice personally / by mail (delete whichever is not applicable) to the Tenant/Landlord at

(fully describe address/place of service)

I identified the tenant/landlord as follows:

(include how you identified the person served) (include any other details/conversations necessary including how service was effected e.g. handing documents to person, placing documents on ground before the person)

This declaration is true and I know it is an offence to make a declaration knowing it is false in a material particular.

Declared at .....the .....day of ..... 20....

(3) Signature of the person making the declaration

(3)

**NOTE: This declaration does not have to be witnessed**

**NOTE: This written declaration must comply with Part 4 of the *Oaths Affidavits and Declarations Act 2010*.**

**NOTE: Making a declaration knowing it is false in a material particular is an offence for which you may be fined or imprisoned.**