

# Notice of intention to vacate rented premises by renter(s)

*Residential Tenancies Act 1997* Section 91Z

The renter may use this form to let the residential rental provider (formerly known as the landlord) know that they plan to vacate the rented premises.

## Part A – Information for the renter

- You should only use this form where all renters are leaving. If one renter is leaving, for example, it may be possible to assign (transfer) their part of the lease to someone else.
- If you are experiencing hardship and will be breaking your lease, you may wish to seek legal advice before giving a notice of intention to vacate.
- Once this notice is given, it can only be withdrawn with the agreement of the residential rental provider in writing.

## Part B – Notice

### 1 Address of rented premises

	Postcode
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### 2 Residential rental provider details

Full name

Address (this can be an agent's address)

	Postcode
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### 3 Renter details

Full name of **renter 1**

Full name of **renter 2**

Full name of **renter 3**

Full name of **renter 4**

**Note:** All renters of the premises must sign the form.

This form is to be used **ONLY** when all renters are vacating.

If there are more than four renters, include details on an extra page.

Address for serving documents (if different to address of rented premises)

	Postcode
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Contact phone numbers

Business hours

### 4 Date I am/we are vacating the premises

The termination date must allow for the minimum notice required under the *Residential Tenancies Act 1997* (the Act), the proposed method of delivery, and the date the residential rental provider is expected to receive the Notice.

**I am/we are giving you notice that I/we intend to vacate the premises on:**

Termination date


**Note:** Refer to the next section for information to help you determine the minimum notice period

## 5 Reason for notice

The reference in brackets after each reason refers to the relevant section of the Act. If you need further information, go to the Consumer Affairs Victoria website at [consumer.vic.gov.au/renting](http://consumer.vic.gov.au/renting).

Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

**I am giving you notice of termination of the rental agreement for the rented premises because:**  
(Please tick relevant box)

Reason	Minimum notice required under the Act
<input type="checkbox"/> <b>Intention to vacate (no specified reason) (91Z(1))</b> <b>Note:</b> If there is a fixed term tenancy agreement, this date cannot be before the end date of the agreement.	28 days
<b>OR</b> <input type="checkbox"/> <b>Premises destroyed or unfit (91ZD(1))</b> I intend to vacate because the premises are unfit for human habitation, or totally destroyed, or damaged so much that they are unsafe.	Immediate or 0 days
<b>OR</b> <input type="checkbox"/> <b>Specific circumstances to vacate (91ZB)</b> I intend to vacate the premises because: <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>you have given me notice to vacate under section:</b>                Repairs or renovations (s91ZX), Demolition (s91ZY), Change of use (s91ZZ), Occupation by residential rental provider or provider's family (s91ZZA), Premises to be sold (s91ZZB), Premises required for public purposes (s91ZZC), End of fixed term residential rental agreement of not more than 5 years (s91ZZD), or Renter no longer meets eligibility criteria where the rental provider is a public statutory authority (s91ZZE).</li> <li><input type="checkbox"/> <b>I require special or personal care and need to vacate the premises to obtain this care</b></li> <li><input type="checkbox"/> <b>I have been offered and accepted accommodation by the Director of Housing or a registered housing agency</b></li> <li><input type="checkbox"/> <b>I require temporary crisis accommodation and need to vacate the premises in order to obtain that accommodation</b></li> <li><input type="checkbox"/> <b>Since commencing the tenancy, I have been given a notice of intention to sell the premises and I was not notified of the proposed sale before signing the rental agreement</b></li> <li><input type="checkbox"/> <b>I have a disability and you have refused my request to make reasonable alterations to</b>                the rented premises pursuant to section 55 of the <i>Equal Opportunity Act 2010</i>.</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  <p>Documentary evidence must be provided with this Notice where it relates to requirements for:</p> <ul style="list-style-type: none"> <li>• personal or special care</li> <li>• an offer of public housing or accommodation from a registered housing agency</li> <li>• temporary crisis accommodation.</li> </ul> </div>	14 days
<b>OR</b> <input type="checkbox"/> <b>Long term tenancy agreement is not in a prescribed form (91ZC)</b> I intend to vacate the premises because the long-term tenancy agreement <b>of more than 5 years</b> is not in a prescribed standard form.	28 days
<b>OR</b> <input type="checkbox"/> <b>Non-compliance with VCAT order (91ZE)</b> I intend to vacate the premises because you have failed to comply with a compensation or <b>compliance order made by VCAT under s212 of the Act.</b>	14 days

Reason	Minimum notice required under the Act
<p data-bbox="190 184 233 212"><b>OR</b></p> <p data-bbox="190 218 1089 254"><input type="checkbox"/> Successive breaches by residential rental provider of their duty (<b>91ZF</b>)</p> <p data-bbox="233 260 1243 344"><i>This reason for notice to vacate may only be used if the renter/s is/are occupying the premises under a fixed term agreement. Renters should seek further advice before giving a notice for breaches of duty under this section.</i></p> <p data-bbox="233 352 302 380"><b>Note:</b></p> <p data-bbox="233 388 1243 472">You have breached a duty owed under a duty provision within part 5 of the Act. This is a duty that you have breached two or more times, and you have been given at least 2 breach of duty notices for those breaches:</p> <p data-bbox="233 491 1015 527"><b>Breach 1</b>                  Date of breach notice   <input type="text"/></p> <p data-bbox="350 541 1252 617">                                                Details of breach   <input type="text"/></p> <hr data-bbox="233 630 1252 632"/> <p data-bbox="233 646 1019 682"><b>Breach 2</b>                  Date of breach notice   <input type="text"/></p> <p data-bbox="350 697 1252 772">                                                Details of breach   <input type="text"/></p> <hr data-bbox="233 785 1252 787"/> <p data-bbox="233 806 1019 842"><b>Breach 3</b>                  Date of breach notice   <input type="text"/></p> <p data-bbox="350 856 1252 932">                                                Details of breach   <input type="text"/></p>	14 days

Note: if there are more than three breaches, please include details on an extra page

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## 6 Documentary evidence



If you have ticked the box above 'Specific circumstances to vacate', you must also provide documentary evidence or this notice will not be valid.

Is documentary evidence attached?

- No
- Yes - Provide details of the evidence attached

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**7 Delivery of this notice**

- The notice period begins when the rental provider is estimated to receive this notice.
- For information on postage times from different locations, please refer to the Australia Post website <https://auspost.com.au>
- If sending by post, the renter must allow for the delivery time in calculating the proposed termination date.
- If sending by registered post, the renter should keep evidence of the mail delivery method used to send this notice.

**This notice was sent on:**  (insert date)

**This notice has been delivered:**

Personally — for example, by hand

by registered/ordinary post Expected delivery time  (please see the Australia Post website)

Registered post tracking number (if applicable)

by email (if consent has been provided by residential rental provider)

Email address

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**8 Renters' signatures**

All renters of the premises must sign this notice of intention.

Signature of renter 1

Date

Signature of renter 2

Date

Signature of renter 3

Date

Signature of renter 4

Date

**Note:** If there are more than four renters, include signatures on an extra page.

## Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at [consumer.vic.gov.au/renting](http://consumer.vic.gov.au/renting) or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

## Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

### Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكاملة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

**Turkish** İngilizce anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numaralı telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danışma Memuru ile görüşmelerini isteyiniz.

**Vietnamese** Nếu quý vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

**Somali** Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xirii Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha Fiktooriya tel: 1300 55 81 81.

**Chinese** 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

**Serbian** Ako vam je teško da razumete engleski, nazovite Službu prevodilaца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

**Amharic** በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪ.ኤ.ሪ.ዩ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኙዎት መጠየቅ።

### Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

**Croatian** Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

**Greek** Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

**Italian** Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essere messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81