

# Notice of Termination by Landlord (General Form for a Periodic Tenancy)\*

*\*Note: A landlord cannot use this form to terminate a fixed-term tenancy (except under section 82 of the Act)—Application must be made to the Residential Tenancies Tribunal.*

## 1. Termination Details

To:

*Insert name of tenant*

I hereby give you notice to deliver up vacant possession of the premises at:

*Address of premises*

on:  /  /

*Date on which tenant is required to vacate premises*

**This date being:** *Tick the appropriate box (If 'A' go to section 2)*

**A.** Not less than 90 days. <sup>1</sup>

<sup>1</sup>A landlord may terminate a periodic tenancy by giving the tenant at least 90 days notice without specifying a ground for termination.

**OR**

**B.** Not less than 60 days if this notice is being given on one (or more) of the following grounds (indicate by ticking which ground or grounds apply):

- 1. the landlord requires possession of the premises for demolition;
- 2. the landlord requires possession of the premises for repair or renovations that cannot be carried out conveniently while the tenant remains in possession of the premises;
- 3. the landlord requires possession of the premises for the landlord's own possession, or occupation by the landlord's spouse, child or parent, or occupation by the spouse of the landlord's child or parent;
- 4. the landlord requires possession to give vacant possession to a purchaser of the premises as they have entered into a contract of sale dated  /  /

*The period of notice required under this item must be:*

- 4.2. 60 days; or
- 4.2. if the term of the tenancy, on a periodic basis is greater than 60 days—that greater term (not 60 days).

## 2. Landlord/Agent Details

Landlord

Agent

Name:

*Name of landlord or agent*

Address:

*Address for the service of notices and documents*

Signed:

Date:  /  /