



## FORM 5 - Residential Tenancies Act 1995

# NOTICE OF TERMINATION BY TENANT FOR A PERIODIC TENANCY (GENERAL FORM)

*(Note: A tenant cannot use this form to terminate a fixed term tenancy, if a tenant wishes to terminate a fixed term tenancy at the end of the fixed term, Form4B must be used. In any other case application must be made to the Residential Tenancies Tribunal.)*

To: .....

of .....  
*(insert name and address of landlord/agent)*

1. I give notice of termination of a residential tenancy agreement between me as tenant and you as landlord in respect of the premises at:

.....  
.....  
*(insert address of rented premises)*

2. I will deliver up possession of the premises to you on: ...../...../.....  
*(insert hand-over date)*

*(NOTE: The hand-over date must be at least 21 days from the date of this notice, or a period equivalent to a single rental period of your tenancy (whichever is longer).*

*Example:- If you pay rent calendar monthly, instead of giving 21 days' notice, you would be required to give 1 calendar month's notice)*

Signature of tenant: ..... Date: ...../...../.....

Full name of tenant .....

Address of tenant .....

.....

This notice was served on ...../...../..... by:

- personally handing it to the landlord/agent
- mailing it to the landlord/agent
- placing it in the landlord's/agent's letterbox
- faxing or emailing it to the landlord/agent
- other *[please specify]* .....

## INFORMATION FOR THE TENANT

1. This notice may be served on the landlord, or on an agent of the landlord -
  - (a) personally; or
  - (b) by sending it by post addressed to the person at his or her last known place of residence, employment or business; or
  - (c) by leaving it in a letterbox or other place where it is likely to come to his or her attention at his or her last known place of residence, employment or business.
  - (d) by fax or email to a fax number or email address provided by the person for the purposes of service under the Act.
2. You should retain a copy of this notice.

## TERMINATION INFORMATION

1. When the tenant vacates the premises, he/she should leave them in a reasonable condition and in a reasonably clean state. If they are not, the landlord may recover from the security bond, or from the tenant directly, the costs of cleaning the premises, removing any rubbish, and so on.
2. The tenant and landlord (or an agent) should arrange to meet at the premises at an agreed time. You can then inspect the premises and note on the inspection sheet (which was filled in and received at the start of the tenancy) the state of cleanliness of the premises and any damage that has occurred during the tenancy. The tenant and landlord can then decide how much of the bond should be paid to each.
3. If possible you should agree on how the bond should be paid. If the tenant and landlord do agree, both should complete and sign the refund of bond form and lodge it with Consumer & Business Services. Make sure that the tenant's forwarding address is included on the form so that all or part of the security bond, or any future correspondence, can be sent there. If agreement cannot be reached, Consumer and Business Services should be contacted.
4. When the tenant vacates the premises, the tenant should ensure that the tenant leaves all the keys, remote controls and security devices with the landlord or agent, and notifies the electricity entity, Gas Company, Australia Post, Telstra, etc, so that the new tenants do not use gas, electricity and the telephone on the tenant's accounts, and so that mail can be forwarded.

***For further information contact Consumer and Business Services at Customer Service Centre,  
91 Grenfell Street, Adelaide. Ph: 131 882 Website: [www.sa.gov.au/tenancy/renters](http://www.sa.gov.au/tenancy/renters)***