

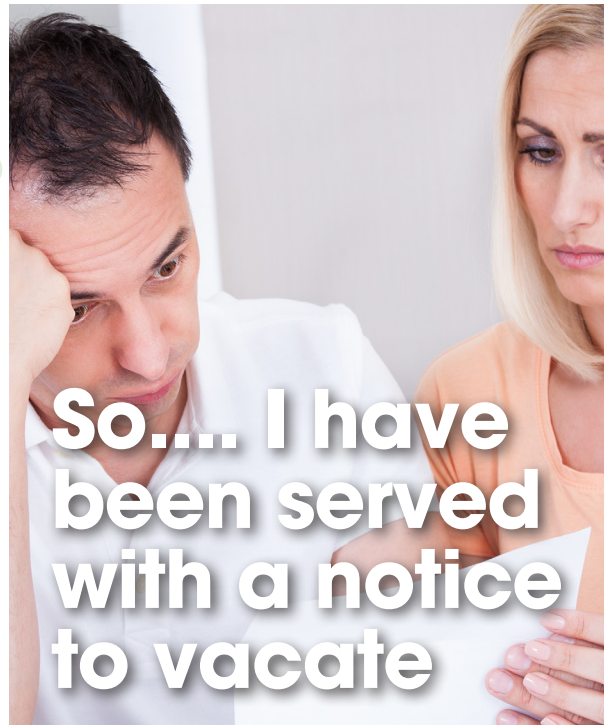
WHERE CAN I GO FOR ASSISTANCE FOR RENTAL ARREARS?

ST VINCENT DE PAUL'S BROKERAGE
Phone: 42265951

ANGLICARE
Phone: 42297911

HOUSING NSW
Phone: 1300 468 746

CENTRELINK
contact your local Centrelink office



So.... I have been served with a notice to vacate

What do I do now?

SALE OF HOUSE

- Inspection times for potential buyers are to be negotiated with the landlord. If you need advice contact the Illawarra & South Coast Tenants Service or NSW Fair Trading.
- You can be given **30 days** notice if the property has been sold after the fixed term has ended and the terms of the contract.
- If you fail to vacate the property the landlord can apply to the Tribunal.

ENDING YOUR LEASE

- If you want to end your tenancy when the fixed term period of the agreement is due to run out, notice can be given up to and including the last day of the fixed term.
- If you want to end your tenancy after the fixed term has ended (and you have not signed another lease), you will need to give at least 21 days notice
- If you fail to vacate the property the landlord can apply to the Tribunal.
- If you do not act on the notice and fail to negotiate or vacate within the 14 days the landlord can apply to the Tribunal.
- You will receive a date for the Tribunal hearing. You cannot be evicted until the Tribunal makes a termination order.
- It is important to attend the Tribunal.
- If the Tribunal issues a termination & possession order you are required to vacate the property on the date specified.
- If you fail to vacate the property the Sheriff may enforce a warrant for possession.

TERMINATION BY LANDLORD GIVING NO REASON

- **30 days** written notice is required if notice is issued before the end of a fixed term lease.
- If you fail to vacate the property the landlord can apply to the NCAT.
- You will receive a date for the Tribunal hearing. You cannot be evicted until the Tribunal makes a termination order.
- It is important to attend the Tribunal.
- If the Tribunal issues a termination & possession order you are required to vacate the property on the date specified.
- If you fail to vacate the property the Sheriff may enforce a warrant for possession.

END OF FIXED TERM AGREEMENT BY LANDLORD

BREACH OF LEASE

- A breach of lease can be noise and nuisance, having pets, using the premises for illegal activities, e.g. Selling/manufacturing drugs, prostitution, holding stolen goods.
- If you have breached the agreement the landlord can give you a **14 day** termination notice.
- If you dispute the allegation you can contact the Illawarra & South Coast Tenants Service for advice.
- If you fail to vacate the property the landlord can apply to the Tribunal.
- You will receive a date for the Tribunal hearing. You cannot be evicted until the Tribunal makes a termination order.
- It is important to attend the Tribunal as you can dispute any allegations you do not agree with.
- If the Tribunal issues a termination & possession order you are required to vacate the property on the date specified.
- If you fail to vacate the property the Sheriff may enforce a warrant for possession.

WOLLONGONG HOMELESS HUB

- Advice and information on what to do next
- Assistance with private rental search
- Referral and advocacy

305 Crown Street, Wollongong
ph: 42444 121

ILLAWARRA & SOUTH COAST TENANTS SERVICE
ph: 02 4274 3475
Freecall: 1800807225

FAIR TRADING
ph: 133220 www.fairtrading.nsw.gov.au

NSW TENANTS UNION
www.tenants.org.au

RENT ARREARS

- If you are 2 weeks behind with your rent you can be served with a **14 day** termination notice.
- If you are unable to pay your rent immediately call your landlord/real estate to talk about a repayment plan.
- The payment plan should be in writing to avoid further disputes.
- If you cannot agree on a repayment plan contact The Illawarra & South Coast Tenants Service.
- If you do not act on the notice and fail to negotiate or vacate within the 14 days the landlord can apply to the Tribunal.
- You will receive a date for the Tribunal hearing. You cannot be evicted until the Tribunal makes a termination order.
- It is important to attend the Tribunal as you can ask for time to bring your rent up to date or give evidence of how much extra you can afford to pay.
- If the Tribunal issues a termination & possession order you are required to vacate the property on the date specified.
- If you fail to vacate the property the Sheriff may enforce a warrant for possession.

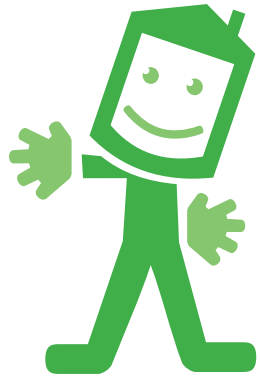
WOLLONGONG HOMELESS HUB

305 Crown Street, Wollongong
ph: 42444 121
email: info@whh.org.au
web: www.wefh.org.au/homelesshub



A JOINT VENTURE WITH
Illawarra Legal Service

POSSIBLE SOLUTION



CONFLICT RESOLVED



CONFLICT RESOLVED



CONFLICT RESOLVED



CONFLICT RESOLVED



REASONS

- RENT ARREARS (14 days notice)
- BREACH OF LEASE (14 days notice)
- END OF FIXED TERM LEASE (30 days notice)
- SALE OR PROPERTY (30 days notice)
- NO REASON GIVEN (90 days notice if lease expired)

TALK TO LANDLORD



CONFLICT NOT RESOLVED



CONTACT ILLAWARRA LEGAL CENTRE IN GREENE ST



CONFLICT NOT RESOLVED



TRIBUNAL IN BURELLI ST



CONFLICT NOT RESOLVED



NEGOTIATE TIME TO MOVE



CONFLICT NOT RESOLVED

