



#1 Multi-National Award Winning Inner-City Agency

Tips For Tenants

Ending Your Lease

The process for ending a tenancy differs depending on whether you are on a periodic lease or a fixed-term lease.

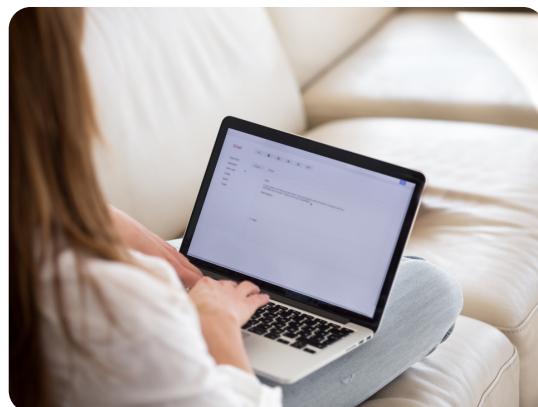
Terminating a Periodic Lease

A periodic tenancy is an ongoing rental agreement with no fixed end date.

As a tenant, you can end a periodic tenancy by giving your landlord or property manager at least 21 days' written notice.

Your notice should include:

- ☐ The address of the rented premises.
- ☐ The date you will vacate the premises.
- ☐ Your name, signature and date.



Notice can be provided in writing or by using [Form 22: Notice of Termination from Tenant to Lessor](#).

If sending your notice by post, allow additional time for delivery. If sending by email, confirm with your Property Manager that it has been received.

If the landlord or Property Manager ends a periodic tenancy, they must generally provide at least 60 days' notice using Form 1C: Notice of Termination.





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Terminating a Fixed-Term Lease

A fixed-term tenancy has an agreed start and end date, commonly for six or 12 months.

Ending Your Lease Early

If you need to leave before the agreed end date, contact your Property Manager as soon as possible. A fixed-term lease can generally only be ended early by agreement with the landlord or in certain circumstances provided by law.

If the landlord agrees to a break lease, you may be required to cover reasonable costs resulting from ending the tenancy early, such as advertising and rent until a replacement tenant moves in or your original lease expires, whichever occurs first.

If the replacement tenant pays a lower rent, you may also be responsible for the difference until your original lease end date, where this represents a reasonable loss resulting from the break lease.

A final inspection and Property Condition Report will also be completed when you vacate.

IMPORTANT

A fixed-term tenancy does not automatically end on the lease expiry date. The tenant or landlord must provide at least 30 days' written notice, and the termination date cannot be before the fixed-term expiry date.

