Evidence requirements for termination

Residential Tenancies Act 1995 section 91(1)(ea)

Written evidence required by the Commissioner to accompany notices of termination for the purposes of terminating a tenancy on the grounds in sections 81(1)(a) to (e) of the *Residential Tenancies Act 1995* (Act), and the grounds in regulations 16(1)(a) to (e) of the Residential Tenancies Regulations 2025 (for the purposes of section 83A of the Act) are outlined below.

Reason for termination notice	Evidence required
The landlord wants to **demolish** the premises	• *notice of development approval; or* • *contract with a licensed building work contractor stating the date demolition will occur.*

The landlord wants to carry out **repairs or renovations** that can't be done conveniently while tenants are living there	• *photographic proof that repairs or renovations are required; and*
	• *a written statement as to why the premises need to be vacated; and*
	EITHER
	• *contract with, or quotation from, a suitably qualified tradesperson for carrying out planned repairs, stating:*
	  ○ *the nature of the repairs required*
	  ○ *an estimated timeframe for completion*
	OR
	• *a copy of the planning or development approval for repairs or renovation required under the Planning, Development and Infrastructure Act 2016.*

The landlord, **the landlord's spouse, child or parent, or spouse of the landlord's child or parent want to occupy** the premises	*A witnessed Statutory Declaration signed by the landlord, stating either:* • *they intend to live in the rented premises; or* • *their relationship to the person who will occupy the rented premises (whether the person is a spouse, child or parent or spouse of the landlord's child or parent); and* • *that the landlord understands that they must not grant a fresh tenancy over the premises to any person (other than the person moving into the rented premises as described in the statutory declaration) for use primarily as a residence within 6 months of the date notice was given.*
The landlord needs to give **vacant possession to a purchaser**	• *contract of sale, signed by the vendor and purchaser and dated (personal information*

	and confidential details, such as the purchase price, may be redacted to protect confidentiality).
The landlord requires possession of the premises because they have **entered into a sales agency agreement** with a registered agent	• *sales agency agreement entered into between the landlord and a registered agent, signed by both and dated (personal information and confidential details, such as sales price and commission rates, may be redacted to protect confidentiality).*