

Comparison table new forms 1 July 2024

Residential Tenancies Act 1995

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| Colour code | Forms landlord to tenant | Forms tenant to landlord |
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| New form | RTA section | Similar to previous |
|---|------------------|---------------------|
| Form 1 - Information to be provided to short fixed term tenants | section 4 | Form 1 |
| Form 2 - Notice to enter premises to determine whether breach has been remedied | section 72(1)(h) | Form 1A |
| Form 3 – Notice of termination by administrator of sole tenant's estate or sole tenant's next of kin following the tenant's death | section 79B(3) | New form |
| Form 4 - Notice of termination by landlord following death of sole tenant | section 79B(4) | New form |
| Form 5 - Landlord's notice of breach to tenant - termination of agreement | section 80 | Form 2 |
| Form 6 - Notice of termination by landlord on ground of drug contamination | section 80A | New form |
| Form 7 - Notice of termination of periodic tenancy by landlord because possession is required by landlord & Notice of termination by community housing provider (for fixed term or periodic tenancy) | section 81 or 82 | Form 3 |
| Form 8 - Notice of termination of periodic tenancy by landlord on specified ground | section 83 | Form 3 |
| Form 9 - Notice of termination by landlord at end of fixed term tenancy | section 83A | Form 2A |
| Form 10 - Notice of termination by landlord where agreement frustrated | section 83B | Form 2B |
| Form 11 - Notice by tenant to landlord to remedy breach of agreement - Notice of termination | section 85 | Form 4 |
| Form 12 - Notice of termination by tenant for successive breaches of agreement | section 85AA | New form |
| Form 13 - Notice of termination by tenant where residential premises for sale | section 85A | New form |

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| Form 14 - Notice of termination by tenant where certain circumstances apply | sections 85B and 85C | New form |
| Form 15 - Notice of termination by tenant on grounds of domestic abuse | section 85D | New form |
| Form 16 - Notice of termination by tenant for a periodic tenancy (general form) | section 86 | Form 5 |
| Form 17 - Notice of termination by tenant at end of fixed term tenancy (general form) | section 86A | Form 4A |
| Form 18 - Notice of termination by tenant where agreement frustrated | section 86B | Form 4B |