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TERMINATION NOTICE CHALLENGE

Residential Tenancies Act 1995 (SA) — Section 79

SA — SACAT

Your rights when you receive a termination notice — check it names a valid, prescribed ground

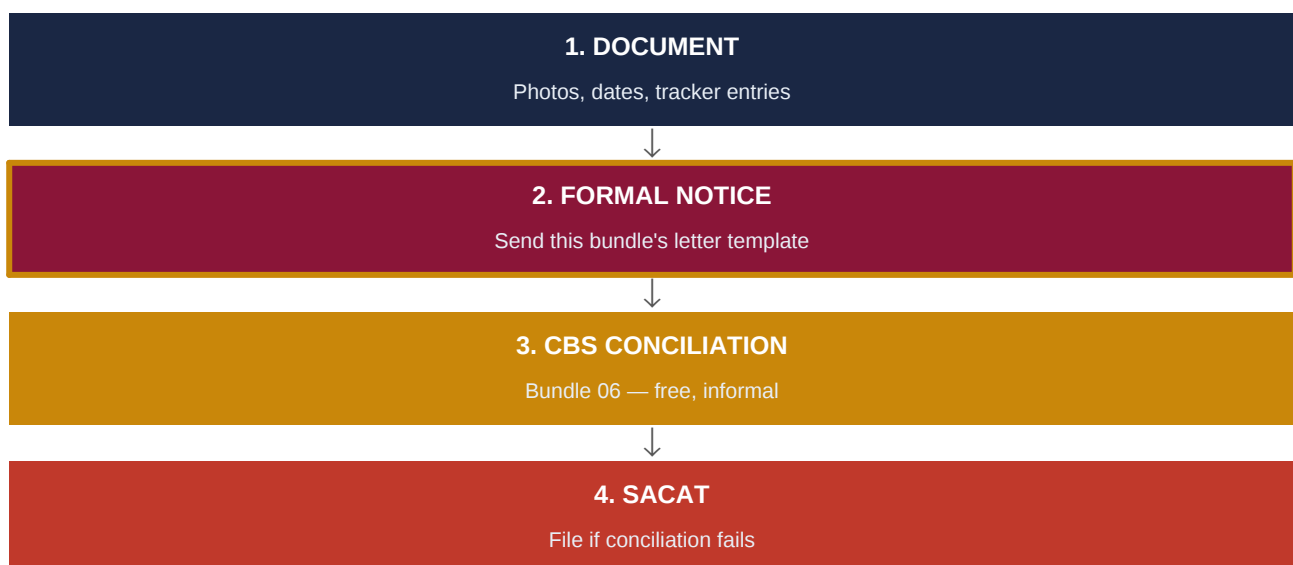
WHEN TO USE THIS BUNDLE

Use this bundle whenever you receive any termination notice, before taking any action.

KNOW THE LAW — CHECKING A TERMINATION NOTICE (S.79)

As of 1 July 2024, no-grounds terminations have been abolished in South Australia. A termination notice must now specify a ground prescribed in the Residential Tenancies Regulations, and must meet the notice period and form requirements for that ground.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

- 01 Do not panic — a notice is not an eviction**
Only SACAT can make an order for possession. A notice alone does not require you to leave immediately.
- 02 Check the ground stated**
Rent arrears, end of fixed term, sale, owner moving in, demolition/renovation, or another prescribed ground — each has different requirements.
- 03 Confirm the ground is genuinely prescribed**
If no ground is stated, or the stated ground doesn't appear in the Regulations, the notice may be invalid.
- 04 Check the notice period and form**
Confirm against the current Act and Regulations.
- 05 Seek advice early**
A community legal centre or the Legal Services Commission of SA offer free tenancy advice.

IF YOU NEED TO ESCALATE — WHAT SACAT CAN ORDER

Only SACAT can order possession. A defective notice, or one that hasn't been followed by a SACAT order, does not require you to vacate.

★ GOOD TO KNOW — NO-GROUNDS TERMINATIONS ARE ABOLISHED IN SA

Since 1 July 2024, a landlord cannot end your tenancy without stating a valid, prescribed ground — this is a stronger protection than states that haven't yet made this change.

■ CRITICAL — ONLY SACAT CAN ORDER POSSESSION

A termination notice by itself never legally requires you to vacate — verify it first.

TEMPLATE — REQUEST FOR CLARIFICATION OF TERMINATION NOTICE

SA — SACAT

Residential Tenancies Act 1995 (SA) — Section 79

1. COPY

Copy the letter below into a new email

2. FILLReplace every **[bracketed]** field with your details**3. SEND**

Email it — request a read receipt, save a copy

*Fill in every **[bracketed]** field, then send via email — request a read receipt.***SUBJECT:****REQUEST FOR CLARIFICATION — TERMINATION NOTICE: [Insert Property Address]**

I am writing in response to the termination notice dated **[Insert Notice Date]** received in relation to the above-referenced property.

1. NOTICE DETAILS

- Ground stated: **[Insert ground]**
- Notice period given: **[Insert number of days]**

2. REQUEST FOR CONFIRMATION

- Please confirm the specific prescribed ground under the Residential Tenancies Regulations relied upon for this notice, and the exact minimum notice period required under the Residential Tenancies Act 1995 for this type of termination.
- I am seeking independent advice on the validity of this notice and reserve all rights in relation to it.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]