

Tenancy Agreement

Q.4

Rita Palm 0432343804

It is agreed that the lessor grants to the tenant for value a right of occupation of the premises for use as a residence by the tenant in accordance with this tenancy agreement (including the 100 terms of the tenancy under the heading "Terms of Tenancies Act 1997). S8 RTA - A tenancy agreement must contain, and is taken to contain, the standard terms in Schedule 1.

The parties

This agreement is made between:

Lessor's Name

Cleaver & Nhung Elliott

& Address

17 Burra Place
Bradston ACT 2612

and the

Names of all
Tenants

Rita Palm

It is agreed that the tenants and the following persons will occupy the premises for use as a residence:

Name of each of
the persons who
will occupy the
premises as a
residence

Rita Palm

The Lessor's agent is

Self

Agent's Name

& Address

The premises
The Lessor lets to the Tenant the premises

Street Address

at 9A/54 Bluebell St.

of premises
(if unit, unit plan
number)

O'Connor

together with all furniture, fittings, appliances and goods listed in the Condition Report.

Rent amount

The rent

The rent is \$ 990

per fortnightly

Payable in advance to the lessor by direct deposit to (pro)

(Specify
payment
method)

Elliott Family Super Fund

BSB 012 - 941

AccNo. 909 756 205

Commencement date

The Tenancy shall consist of:

Fixed term

1. An agreed fixed term from 28 April 2021 (commencing date) (inclusive) to 17 April 2022 (finishing date) (inclusive); and
2. A periodic tenancy **begins automatically** after the fixed term has ended unless terminated by the lessor or tenant in accordance with the Residential Tenancies Act.

Or, if the tenancy is to be periodic only

Periodic

The agreement shall commence from (date) and continue until terminated by the lessor or tenant in accordance with the Residential Tenancies Act.

The bond

Bond arrangements

The amount of bond is \$ 1,980 (being not more than the equivalent of four weeks' rent).

The lessor shall arrange for the deposit the bond with the Office of Rental Bonds (unless otherwise agreed). The bond shall be lodged within 10 working days.

Address for service of documents

Address for service

Notices or any other documents may be delivered via email, in person, by post, or by registered courier to the Lessor at:

- the address of the Lessor's agent above; and/or
- the following email address:

Cleaverelliott@yahoo.com.au

Notices or any other documents may be delivered via email, in person, by post, or by registered courier to the Tenant at:

- the premises to be let under this agreement; and/or
- the following email address:

* palmrita0601@gmail.com

The lessor and the tenant acknowledge that notices forwarded by the methods identified above shall be effective *unless* another reasonable method for the service of documents has been communicated, and agreed to, in writing to the other party.

Urgent repairs

Lessor's nominee

Where urgent repairs are required, the tenant must contact the lessor or the lessor's nominee (in accordance with clause 59 below). For this purpose, the lessor's nominee is:

Self

and the nominee's 24-hour contact number is: 0416 278 030

Signatures to the Agreement

Date

This agreement is made on 22 April 2021

Lessor's Signature

[Handwritten signature]
Mona Mok

Signatures of Tenant or Tenants

[Handwritten signature]
Kira Poon

Notices of address for service

97. (1) If a tenant is required to vacate the premises in accordance with clause 96, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days' notice of intention to vacate.

(2) In this case, the tenancy terminates on the date that the tenant vacates the premises

98. (1) At the commencement of the tenancy, the lessor and the tenant must each give an address for service of notices

(2) If the address changes during the tenancy, the lessor or tenant must advise the other party of the new address for service within 2 weeks of the change

99. On vacating the premises, the tenant must advise the lessor of a forwarding address

100. If 2 or more people share a tenancy, except where this agreement otherwise provides, they do so as joint tenants.

Tenancy Agreement

Madison Dr 0415 681 540
Kathia Mooney 0416 217 363

Tenancy Agreement
It is agreed that the lessor grants to the tenant for value a right of occupation of the premises for use as a residence by the tenant in accordance with this tenancy agreement (including the 100 terms of the tenancy under the heading "Terms of Tenancy")

The parties

This agreement is made between:

the lessor (Clear & Shing 8110H
17 Burrin Place Ballon ACT 2612
of

Lessor's Name

& Address

Names of all

Tenants

Yes / No

Yes / No

Yes / No

and the tenants

tenant contributing to bond

Madison Dr

Kathia Mooney

Name of each of

the persons who

will occupy the

premises as a

residence

Agent's Name

& Address

The Lessor's agent is

Sch

of 17 Burrin Place Ballon

The premises

The Lessor lets to the Tenant the premises

at Flat 9A, 54 Bluebell Street Ballon

Street Address

of premises

(If unit, unit plan

number)

together with all furniture, fittings, appliances and goods listed in the Condition Report

Rent

(Specify

payment

method)

The rent is \$950

per fortnight

payable in advance to the lessor by

direct deposit to

8110H Family Super Fund

Acc No 909756205

BSB 012 941

* Bank records, deposits and receipts shall constitute the tenant's/landlord's evidence of rent monies.

(Clause 29-33 refer)

Duration of the tenancy - whether for a fixed term or periodic

If the tenancy is for a fixed term...

The Tenancy shall consist of 30

1. An agreed fixed term from ~~29~~ *January 2021* (commencing date) (inclusive) and to *18 April 2021* (finishing date) (inclusive); and then

2. A periodic tenancy begins automatically after the fixed term has ended unless terminated by the lessor or tenant in accordance with the Residential Tenancies Act.

If the tenancy is to be periodic...

Duration - The agreement shall commence from (date) and continue until terminated by the lessor or tenant in accordance with the Residential Tenancies Act

Periodic
Bond arrangements
The bond
The amount of bond is \$ *1,800* * (being not more than the equivalent of four weeks' rent).

The lessor shall arrange for the deposit the bond with the Office of Rental Bonds (unless otherwise agreed). The bond shall be lodged within 10 working days.

Address for service of documents

Address for service
Notices or any other documents may be delivered via email, in person, by post, or by registered courier to the Lessor at:

- the address of the Lessor's agent above; and/or
- the following email address:
Moner.Hussain@Yates.com.au ; or

Notices or any other documents may be delivered via email, in person, by post, or by registered courier to the Tenant at:

- the premises to be let under this agreement; and/or
- the following email address:
email no above ; or

Address for service of documents – Office of Rental Bonds

Notices or any other documents issued by the Office of Rental Bonds to the lessor or the lessor's agent above, are to be delivered to the following email address:

Notices or any other documents issued by the Office of Rental Bonds to tenant/s, are to be delivered to the following email address (an email address should be provided for each tenant contributing to the bond. Please notify the Office of Rental Bonds should you not wish to receive documents via email)

94. The lessor may serve a notice to vacate during the term of a tenancy requiring the tenant to vacate the premises at the expiration of the notice provided that—

(a) the notice is for 26 weeks, and

(b) the notice does not require the tenant to vacate the premises during a fixed term.

95. (1) If a tenant is required to vacate the premises in accordance with clause 94, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days' notice of intention to vacate.

(2) In this case, the tenancy terminates on the date that the tenant vacates the premises.

96. (1) Where there is a periodic tenancy, the lessor may serve on the tenant a notice to vacate for the following periods on the following grounds

(a) 4 weeks' notice if the lessor genuinely intends to live in the premises,

(b) 4 weeks' notice if the lessor genuinely believes the lessor's immediate relative intends to live in the premises,

(c) 4 weeks' notice if the lessor genuinely believes an interested person intends to live in the premises,

(d) 8 weeks' notice if the lessor genuinely intends to sell the premises,

(e) 12 weeks' notice if the lessor genuinely intends to reconstruct, renovate or make major repairs to the premises and the reconstruction, renovation or repairs cannot reasonably be carried out with the tenant living in the premises.

(2) In this clause—

"immediate relative" means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law

"interested person" for a lessor, means a person who is not an immediate relative of the lessor but who has a close family or personal relationship with the lessor and who has a reasonable expectation arising from that relationship that the lessor would provide accommodation for that person

(1) If a tenant is required to vacate the premises in accordance with clause 96, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days' notice of intention to vacate.

(2) In this case, the tenancy terminates on the date that the tenant vacates the premises.

97. (1) At the commencement of the tenancy, the lessor and the tenant must each give an address for service of notices.

(2) If the address changes during the tenancy, the lessor or tenant must advise the other party of the new address for service within 2 weeks of the change.

98. On vacating the premises, the tenant must advise the lessor of a forwarding address, they do so as joint tenants if 2 or more people share a tenancy, except where this agreement otherwise provides.

Signatures to the Agreement

This agreement is made on 24 May 2021

[Handwritten signatures and names]
 Lessor's Signature: *[Signature]*
 Lessor's Witness (to signature): *[Signature]* Lucas Cruick
 Tenant or Tenants Signatures: *[Signature]* Madison D
 Tenant or Tenants Witness (to signature): *[Signature]* Lehua Honey
 Tenant or Tenants Witness (to signature): *[Signature]* Lucas Cruick

Date

Lessor's Signature

Lessor's Witness (to signature)

Signatures of Tenant or Tenants

Tenant or Tenants Witness (to signature)

other than non-payment of rent

Termination of tenancy without cause

Termination of periodic tenancy

Notice of address for service

Tenancy Agreement

Ver. Oct 18

Sophie 0401781242
Michael 0434 015 165

Tenancy Agreement

It is agreed that the lessor grants to the tenant for value a right of occupation of the premises for use as a residence by the tenant in accordance with this tenancy agreement (including the 100 terms of the tenancy under the heading "Terms of Tenancy").

The parties

This agreement is made between:

the lessor Cleaver & Nhung Elliott
of 17 Burra Pl. Braddon ACT 2612

and the tenant/s tenant contributing to bond

Tenants TRANG THU TA faxvong 1010@gmail.com Yes / No
Michael
DUC CHIEN TRAN franchien.tu@gmail.com Yes / No

Name of each of the persons who will occupy the premises as a residence

It is agreed that the tenant/s and the following persons will occupy the premises for use as a residence:

NTU YEN TRAN
IVYX TRAN
MAYA TRAN

Agent's Name & Address

The Lessor's agent is Self
of 17 Burra Pl. Braddon

Street Address of premises (If unit, unit plan number)

The premises
The Lessor lets to the Tenant the premises
at Flat 9, 54 Bluebell Street O'Connor

together with all furniture, fittings, appliances and goods listed in the Condition Report.

Rent (Specify payment method)

The rent 960 per fortnight payable in advance to the lessor by direct deposit * to
The rent is \$ 960 per fortnight payable in advance to the lessor by direct deposit * to
Elliott Family Super Fund
BSB 012 9 41 Acc No 909756205

9480pw

* Bank records of deposits and receipts shall constitute the tenants/ landlords evidence & receipts of rent money.
(Clauses 29-33 refer)

Duration of the tenancy - whether for a fixed term or periodic

If the tenancy is for a fixed term...

The Tenancy shall consist of:

1. An agreed fixed term from 9 July 2020 (commencing date) (inclusive) and to 9 July 2021 (finishing date) (inclusive); and then
2. A periodic tenancy begins automatically after the fixed term has ended unless terminated by the lessor or tenant in accordance with the Residential Tenancies Act.

If the tenancy is to be periodic...

Duration - The agreement shall commence from (date) and continue until terminated by the lessor or tenant in accordance with the Residential Tenancies Act.

Periodic **The bond**
The amount of bond is \$ 1,960. (being not more than the equivalent of four weeks' rent).

The lessor shall arrange for the deposit the bond with the Office of Rental Bonds (unless otherwise agreed). The bond shall be lodged within 10 working days.

Address for service of documents

Notices or any other documents may be delivered via email, in person, by post, or by registered courier to the Lessor at:

- the address of the Lessor's agent above; and/or
- the following email address:
Cleaver Elliott & Yalson, Con : att ; or

Notices or any other documents may be delivered via email, in person, by post, or by registered courier to the Tenant at:

- the premises to be let under this agreement; and/or
- the following email address:
Email as above ; or

Address for service of documents – Office of Rental Bonds

Notices or any other documents issued by the Office of Rental Bonds to the lessor or the lessor's agent above, are to be delivered to the following email address:

Notices or any other documents issued by the Office of Rental Bonds to tenant/s, are to be delivered to the following email address (an email address should be provided for each tenant contributing to the bond. Please notify the Office of Rental Bonds should you not wish to receive documents via email):

.....
.....

.....
The lessor and the tenant acknowledge that notices forwarded by the methods identified above shall be effective *unless* another reasonable method for the service of documents has been communicated in writing to the other party.

Urgent repairs

Lessor's nominee

Where urgent repairs are required, the tenant must contact the lessor or the lessor's nominee (in accordance with clause 59 below). For this purpose, the lessor's nominee

is: Clea ver Little H
and the nominee's 24 hour contact number is: 0416 278 030

Terms of the tenancy

The lessor and tenant must comply with the terms of the Tenancy Agreement

1. (1) This tenancy agreement is made under the Residential Tenancies Act 1997 (the Residential Tenancies Act).
(2) The lessor and the tenant may agree to add additional clauses to the tenancy agreement but they must not be inconsistent with, or modify, existing clauses (except if permitted by the Act).
2. By signing this tenancy agreement, the lessor and the tenant agree to be bound by its terms during the period of the tenancy it creates.
3. A party to this tenancy agreement cannot contract out of it or out of the provisions of the Residential Tenancies Act, except as provided in that Act.
4. A fixed term tenancy must be for the single period specified in the tenancy agreement.
5. A periodic tenancy includes a tenancy that is not specified to be for a fixed term, including such a tenancy which commences on the expiration of a fixed term tenancy.
6. A reference to a termination notice under the Residential Tenancies Act.
7. The lessor bears the cost of preparation and execution of this tenancy agreement.
8. The tenant is responsible for any legal costs that the tenant incurs in relation to preparation and execution of this tenancy agreement.
9. The lessor must give a copy of the proposed tenancy agreement to the tenant before the commencement of the tenancy.
10. The tenancy agreement must be signed by the tenant and by the lessor (or by their authorised agents).
11. The lessor must give a copy of the tenancy agreement, signed by each party, to the tenant as soon as possible after it has been signed by each party, but no later than 3 weeks after the tenant has returned a signed copy.
12. If the lessor does not return the tenancy agreement to the tenant, as provided by clause 11, the tenancy agreement has full effect in the terms signed by the tenant on occupation of the premises or acceptance of rent.

Information

13. (1) The lessor must provide to the tenant a copy of an information booklet about residential tenancies authorised by the commissioner of fair trading before the commencement of this agreement.
(2) If it is not possible to provide the tenant with a booklet, the lessor must inform the tenant of the booklet and where it may be obtained.
(3) If the premises are a unit within the meaning of the Unit Titles Act 2001, the lessor must give the tenant a copy of the owners' corporation's rules before the commencement of this agreement.

Bond and Condition Reports

Maximum bond

14. Payment of a bond is not necessary unless required by the lessor.
15. Only 1 bond is payable for the tenancy created by this tenancy agreement.
16. The amount of the bond must not exceed the amount of 4 weeks rent.

Lodgement of the bond with the Office of Rental Bonds

17. If the lessor requires a bond, the bond must be lodged with the Office of Rental Bonds.
18. Either party may lodge the Bond with the Office of Rental Bonds.

If the lessor and tenant agree that the tenant is to lodge the bond

19. If the parties agree that the tenant is to lodge the bond, the following applies:
 - (a) the tenant must complete and sign the bond lodgement form provided by the Office of Rental Bonds and the lessor must do the same.
 - (b) the tenant must lodge the bond and bond lodgement form with the Office of Rental Bonds, via a means permitted by that office.
 - (i) the tenant must lodge the bond whether or not the lessor signs the bond lodgement form, and
 - (ii) payment of the bond to the Office of Rental Bonds must be made via a means permitted by that office.
 - (c) the lessor may require lodgement of the bond before the lessor gives possession of the premises to the tenant and if this is the case, the tenant must be able to take possession of the premises and receive the keys to the premises as soon as the tenant provides the lessor with evidence of lodgement of the bond (such evidence includes the receipt issued by the ACT Rental Bonds Office).
20. If the lessor is to lodge the bond, the following applies:
 - (a) on receiving the bond, the lessor must give the tenant a receipt for the bond.
 - (b) the lessor must lodge the bond and bond lodgement form with the Office of Rental Bonds, via a means permitted by that office. This must be completed within 2 weeks of receiving the bond, or the commencement of the tenancy, whichever date is the later. If the lessor has a real estate agent, the agent has 4 weeks to lodge the bond.

If the lessor is to lodge the bond

20. If the lessor is to lodge the bond, the following applies:
 - (a) on receiving the bond, the lessor must give the tenant a receipt for the bond.
 - (b) the lessor must lodge the bond and bond lodgement form with the Office of Rental Bonds, via a means permitted by that office. This must be completed within 2 weeks of receiving the bond, or the commencement of the tenancy, whichever date is the later. If the lessor has a real estate agent, the agent has 4 weeks to lodge the bond.

Condition Report

21. (1) Within 1 day of the tenant taking possession of the premises, the lessor must give 2 copies of a condition report completed by the lessor to the tenant.
(2) The condition report must be on, or to the effect of, the condition report form published by the Territory.
22. (1) The tenant must examine the report and indicate on the report the tenant's agreement or disagreement with the items.

other than non-payment of rent

- (a) the lessor must serve a written notice requiring the tenant within 2 weeks after the day of service to remedy the breach if it is capable of remedy;
- (b) if the breach is not remedied within 2 weeks after the day of service or if the breach is not capable of remedy—the lessor must give a notice to vacate the premises within 2 weeks after the date of service of the notice to vacate;
- (c) if the tenant does not vacate the premises within the period of 2 weeks after the date of service of a notice to vacate—the lessor may apply to the tribunal for an order terminating the tenancy and for the eviction of the tenant;
- (d) if the tenant breaches the terms of the tenancy on 3 occasions on any ground—on the 3rd occasion the lessor may serve a notice to vacate and need not give the tenant 2 weeks to remedy the breach.

Termination of tenancy without cause

- 94. The lessor may serve a notice to vacate during the term of a tenancy requiring the tenant to vacate the premises at the expiration of the notice provided that—
 - (a) the notice is for 26 weeks; and
 - (b) the notice does not require the tenant to vacate the premises during a fixed term.
- 95. (1) If a tenant is required to vacate the premises in accordance with clause 94, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days' notice of intention to vacate.

Termination of periodic tenancy

- 96. (2) In this case, the tenancy terminates on the date that the tenant vacates the premises.
- 97. (1) Where there is a periodic tenancy, the lessor may serve on the tenant a notice to vacate for the following periods on the following grounds:
 - (a) 4 weeks' notice if the lessor genuinely intends to live the premises;
 - (b) 4 weeks' notice if the lessor genuinely believes the lessor's immediate relative intends to live in the premises;
 - (c) 4 weeks' notice if the lessor genuinely believes an interested person intends to live in the premises;
 - (d) 8 weeks' notice if the lessor genuinely intends to sell the premises;
 - (e) (e) 12 weeks' notice if the lessor genuinely intends to reconstruct, renovate or make major repairs to the premises and the reconstruction, renovation or repairs cannot reasonably be carried out with the tenant living in the premises.
- (2) In this clause—"immediate relative" means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law.
- "interested person", for a lessor, means a person who is not an immediate relative of the lessor but who has a close family or personal relationship with the lessor and who has a reasonable expectation arising from that relationship that the lessor would provide accommodation for that person.
- 97. (1) If a tenant is required to vacate the premises in accordance with clause 96, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days' notice of intention to vacate.
- (2) In this case, the tenancy terminates on the date that the tenant vacates the premises.
- 98. (1) At the commencement of the tenancy, the lessor and the tenant must each give an address for service of notices.
- (2) If the address changes during the tenancy, the lessor or tenant must advise the other party of the new address for service within 2 weeks of the change.
- 99. On vacating the premises, the tenant must advise the lessor of a forwarding address.
- 100. If 2 or more people share a tenancy, except where this agreement otherwise provides, they do so as joint tenants.

Signatures to the Agreement

Date

This agreement is made on 15 June 2020

Lessor's Signature

Clement

Lessor's Witness (to signature)

Ngan Nguyen Ngan Nguyen (witness)

Signatures of Tenant or Tenants

TRANG THU TA

Tenant or Tenants' Witness (to signature)

DUC CHIEN TRAN

+ 2 Key sets
+ 2 garage remote
Ngan Nguyen (witness)