

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.

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, they do so as joint tenants 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

This agreement is made on 24 May 2021

*[Handwritten signatures and names: "Mandy", "Lucy Cross", "Madison D", "Lachna Honey", "Lucy Cross"]*

Date

Lessor's Signature

Lessor's Witness (to signature)

Signatures of Tenant or Tenants

Tenant or Tenants' Witness (to signature)

Notice of address for service

Termination of tenancy without cause

Termination of periodic tenancy

Other than non-payment of rent