

# Notice to vacate from mortgagee to tenant/s (Form 19)

Residential Tenancies and Rooming Accommodation Act 2008  
(Section 317)



Name/s and address of the tenant/s

	Postcode

## 1 Address of the rental premises

	Postcode

## 2 Notice issued by

Full name/trading name	
Address	
	Postcode
Phone	Mobile
Email	

## 3 Notice issued to

Full name/s

1.
2.
3.

## 4 Notice issued on

Day	Date	Method of issue (e.g. by post, in person)
<input type="text"/>	<input type="text"/>	<input type="text"/>

## 5 Tenant/s must vacate the premises on

Day	Date
<input type="text"/>	<input type="text"/>

(There are minimum notice periods that apply, see overleaf)

## 6 Signature of the mortgagee/appointed person

Print name	Signature	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.



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The majority of owners borrow monies from either a bank or a lending institution to assist with the purchase of their rental property.

The lender will normally take a mortgage over the property to secure the loan. If the owner fails to pay the loan repayments in accordance with the mortgage and are in default of the mortgage, the lender (mortgagee) may exercise their right to take possession of the property.

This notice informs the tenant/s that the mortgagee (or appointed person) will be taking possession of the premises.

It must be signed by the mortgagee (or appointed person) and given to you at least 2 months before you are required to move out.

The agreement ends on the day you vacate the premises, and rent must be paid up to and including that day.

The mortgagee may ask you (in writing) to pay them the rent instead of the lessor/agent.

You must move out by the date stated on this notice or further action may be taken by the mortgagee.

**Note:** For a fixed term tenancy that the mortgagee has consented to, the mortgagee cannot issue a *Notice to vacate from mortgagee to tenant/s* until the expiry of the fixed term.