



August 2009

Remote Public Housing Tenancy Rules

IMPORTANT INFORMATION

**This document sets out the rights and responsibilities of the Tenant and the Landlord.
The Tenant should carefully read this document before signing it.**

1. Definitions and interpretation

Ancillary Property:	a) ancillary real property, including a garden, not forming part of the Premises b) fixtures c) goods, including but not limited to furniture, other household effects and a garden watering system, provided, or to be provided, by the Landlord, either under the Tenancy or independently of the Tenancy for use by the Tenant.
Bond:	The amount specified in Item 2 of the Schedule that the Tenant has paid or is required to pay in accordance with clause 6.
Centrelink:	The Commonwealth Services Delivery Agency established by the <i>Commonwealth Services Delivery Agency Act 1997</i> (Cth).
Centrelink Benefits:	Any form of payment received by the Tenant from Centrelink.
Centrelink Deduction Authority:	Any form which lawfully authorises and directs Centrelink to deduct the Rent, and other payments due or owed to the Landlord and consented to by the Tenant from any Centrelink Benefits in favour of the Landlord.
Commissioner:	The Commissioner of Tenancies within the meaning of section 13 of the <i>Residential Tenancies Act NT (RTA)</i> .
Landlord:	The Landlord specified in the Tenancy Agreement.
Neighbours:	The people who live in general proximity to the Premises.
Premises:	The dwelling, comprising a single residence on the land, including the land as marked by a boundary.
Property Condition Report:	A record of the condition of the Premises prepared in accordance with Division 1 of Part 5 of the RTA.
Regulations:	Regulations under the RTA.
Rent:	The periodic amount payable under this Tenancy and specified as such in the Tenancy Agreement.
Residents:	Those people disclosed to the Landlord by the Tenant, as being occupants of the Premises.

RTA:	The <i>Residential Tenancies Act (NT)</i> as amended, modified, superseded or replaced from time to time.
Rubbish:	Household rubbish and includes lawn clippings and other garden refuse.
Schedule:	The Schedule attached to and forming part of the Tenancy Agreement.
Start Date:	The date at which this Tenancy commences.
Tenant:	The person who is granted a right of occupancy of the Premises under this Tenancy and referred to as such in the Tenancy Agreement.
Tenancy:	The estate, interest and relationship created by this document, the Tenancy Agreement and the Schedule.
Tenancy Agreement:	The panel form setting out the details of the Tenancy between the Landlord and the Tenant.
Visitor:	A person who is within the boundaries which make up the Premises, including the Premises and Ancillary Property, with the permission of the Tenant or Residents.

2. Compliance with Residential Tenancies Act (RTA)

The Landlord and the Tenant must comply with the provisions of the RTA.

3. Period of tenancy

This Tenancy is a periodic tenancy in accordance with the RTA.

4. Payment of rent

- 4.1 The Tenant is responsible for making sure that the Rent as agreed between the Landlord and the Tenant specified in this clause 4 is paid.
- 4.2 Rent must be paid at least one week in advance on Monday of each week, even where rent is paid on a fortnightly basis.
- 4.3 If the Tenant is in receipt of Centrelink Benefits the Tenant must sign a Centrelink Deduction Authority authorising Centrelink to make the Rent payments directly to the Landlord, and the Tenant agrees:
 - a) not to stop or cancel the Centrelink Deduction Authority without the Landlord's written permission
 - b) if the amount of Rent changes, the Landlord is authorised to notify Centrelink of the new Rent payable
 - c) if Centrelink discontinues payment of Centrelink Benefits to the Tenant, the Tenant will immediately tell the Landlord of any change and agrees that the Tenant will pay the Rent in accordance with clause 4.4.
- 4.4 If the Tenant is not in receipt of Centrelink benefits the Tenant must sign a direct debit authority authorising the Tenants bank or financial institution to pay Rent from the Tenant's account ('Account') directly to the Landlord and the Tenant agrees:
 - a) not to cancel or stop the authorisation without the Landlord's written permission
 - b) if the amount of the Rent changes, the Landlord is authorised to notify the said bank or financial institution of the new Rent amount
 - c) to maintain sufficient funds in the Account to pay Rent.

- 4.5 Upon termination of the Tenancy, Rent shall continue to be charged until the Premises are vacated and the keys are returned to the Landlord. The Tenant remains responsible for the Premises and the payment of Rent up until the keys are returned to the Landlord.

5 Rent adjustments

- 5.1 Upon being entitled to do so, the Landlord may vary the Rent from time to time in accordance with any determination made pursuant to section 23 of the *Housing Act*.
- 5.2 The Landlord will promptly notify the Tenant of any change in Rent and the Tenant agrees to pay the changed Rent as and from the date specified in the notice.
- 5.3 Where a Rent rebate has been granted under Regulation 5 of the Housing Regulations the Tenant shall be entitled to pay the adjusted Rent until there is a further review of the rebate.
- 5.4 If the Tenant receives a Rent rebate, the Landlord may alter that rebate at any time where there is a change in income, family circumstances, or as part of a periodical review in accordance with Regulation 5 of the Housing Regulations.
- 5.5 If the Tenant is in receipt of a Rent rebate and the amount of such rebate is altered, the Landlord does not need to provide the Tenant with any notice before the adjusted Rent payable takes effect.

6. Bond

- 6.1 The Tenant must pay the Bond to the Landlord.
- 6.2 The Landlord may, in compliance with the RTA, apply any portion of the Bond to:
- a) the payment of any repairs or damage to the Premises, caused by the Tenant, Residents or Visitors
 - b) clean the Premises if it is left in an unreasonable dirty condition
 - c) the payment of any Rent that is in arrears
 - d) or any other costs provided for under the RTA.
- 6.3 If the Tenant is not in breach of the Tenancy at the end of this Tenancy or earlier termination of this Tenancy, any balance of the Bond, after all deductions set out in clause 6.2 will be returned to the Tenant within 28 business days.

7. Vacant possession

- 7.1 The Tenant is entitled to vacant possession of the Premises on and from the Start Date.
- 7.2 Subclause (1) does not apply in relation to a part of the Premises in respect of which a right to exclusive possession is not given under this Tenancy.
- 7.3 There is no legal impediment to the Tenant's occupation of the Premises as a place of residence for the period of this Tenancy that the Landlord knew of, or ought to have known of, when entering this Tenancy.

8. Quiet enjoyment

- 8.1 The Tenant is entitled to quiet enjoyment of the Premises without interruption by the Landlord or a person claiming under the Landlord or with superior title to the Landlord's title.
- 8.2 The Landlord will not cause an interference with the reasonable peace or privacy of the Tenant in the Tenant's use of the Premises.

9. Entry only permitted in accordance with RTA

9.1 The Landlord may only enter the Premises or Ancillary Property in accordance with the RTA.

9.2 Subject to clause 9.1 the Landlord may enter the Premises and Ancillary Property in order to:

- a) collect Rent
- b) inspect the Premises and Ancillary Property
- c) carry out any necessary repairs or maintenance
- d) prepare a Property Condition Report
- e) allow prospective tenants to inspect the Premises and Ancillary Property
- f) allow prospective purchasers to inspect the Premises and Ancillary Property

Provided that the Landlord gives:

- a) no less than 7 days oral or written notice to the Tenant in relation to entry for the purpose of collection of Rent or inspection of Premises
- b) no less than 24 hours oral or written notice to the Tenant in relation to entry for the purpose of carrying out repairs and maintenance or preparing a Property Condition Report or inspection by prospective tenants or purchasers.

9.3 The Landlord may only enter the Premises immediately and without the Tenant's permission in the following circumstances:

- a) in an emergency
- b) if the Landlord has reasonable grounds to suspect that significant damage has been, is being, or is about to be, caused to the Premises or to Ancillary Property.

9.4 If the Landlord has reasonable grounds for believing that the Premises has been abandoned and Rent is outstanding in relation to the Premises, the Landlord may take possession of the Premises.

10. Tenant not to give false information

The Tenant must not give the Landlord:

- 10.1 Information about the Tenant's identity that is material to the Landlord's decision to enter into this Tenancy and that is, to the knowledge of the Tenant, false.
- 10.2 Any other information, required by or under the RTA to be given in relation to this Tenancy, that is, to the knowledge of the Tenant, false.

11. Tenant's responsibilities and obligations

The Tenant must:

- 11.1 Give the Landlord notice of any change in the number or identity of the persons occupying the Premises within 28 days of any such change.
- 11.2 Promptly notify the Landlord if there is any change in the income of the Tenant and Residents.
- 11.3 Ensure that any person on the Premises, who has been allowed on the Premises by the Tenant acts in accordance with the conditions set out in this document.
- 11.4 Treat Neighbours in a reasonable and courteous manner.
- 11.5 Maintain the Premises and Ancillary Property in a reasonably clean condition, allowing for reasonable wear and tear.

- 11.6 Maintain and keep at their own expense the Premises in a neat, tidy and clean state, including without limitation:
- a) use sinks, basins, baths, toilets or other plumbing facilities for their intended purpose and keep them clear of obstruction
 - b) water and nurture any lawn, trees, shrubs or gardens on the Premises
 - c) remove and lawfully dispose of any Rubbish.
- And having regard to the condition of the Premises:
- a) as recorded in the Property Condition Report or
 - b) if there is no Property Condition Report, at the Start Date.
- 11.7 Comply with the legal requirements of the appropriate local authority for the collection and removal of Rubbish from the Premises.
- 11.8 Take all reasonable steps to ensure the Premises and Ancillary Property is kept free from pests such as rats, mice, cockroaches, fleas, ticks, silverfish and ants.
- 11.9 Immediately tell the Landlord if it becomes aware of an infestation of white ants, termites or other pests that might damage the structure of the Premises or Ancillary Property.
- 11.10 Notify the Landlord orally or in writing of the requirement if, subject to the provisions of Part 7 of the RTA, the Premises or Ancillary Property require repair or maintenance, other than repair or maintenance of a minor kind, as soon as reasonably practicable after becoming aware of the need for the repairs or maintenance.
- For the purposes of Clause 11.10, "Ancillary Property" includes gardening or watering equipment or other items provided in relation to a garden but does not include vegetation, other than a tree that poses a risk to a person's safety.
- 11.11 Provide a key to the lock or security device to the Landlord as soon as practicable after the alteration or the addition, where, without the permission of the Landlord, the Tenant -
- a) alters a lock or security device on the Premises or Ancillary Property or
 - b) adds a lock or security device to the Premises or Ancillary Property
- unless the Landlord permits the Tenant to do otherwise.
- 11.12 Accept responsibility for the safe installation and subsequent use of fixtures and/or fittings installed by the Tenant (including any fixtures or fittings which are battery operated); and when the Premises are vacated, to remove any such fixtures and/or fittings, and to restore the Premises to its original condition.
- 11.13 Only remove a fixture, previously affixed to the Premises by the Tenant, as long as its removal does not cause damage to the Premises or Ancillary Property;
- 11.14 Where the Tenant causes damage to the Premises or Ancillary Property by removing or installing a fixture:
- a) notify the Landlord
 - b) at the option of the Landlord, have the damage repaired or compensate the Landlord for the reasonable cost of repairing the damage.
- 11.15 Notify the Landlord of any damage or apparent potential damage to the Premises or Ancillary Property other than minor damage;
- 11.16 Promptly notify the Landlord of any accident, defect or repair request in relation to the Premises or the Ancillary Property;
- 11.17 Where smoke alarms are fitted to the Premises:

- a) check each smoke detector regularly to ensure the safety of the tenancy and security of the Premises
 - b) immediately notify the Landlord of any faulty smoke alarm.
- 11.18 Tell the Landlord before the Premises are left unoccupied for more than 30 days, whether that be for personal reasons or cultural or community obligations.
- 11.19 Reimburse to the Landlord any costs or damages that may be incurred by the Landlord arising from a breach of any of the Tenant's obligations under this clause 11.
- 11.20 Comply with all of the Landlord's guidelines, policies and rules applicable to the Premises. The Landlord will advise the Tenant of changes to the Landlord's guidelines, policies and rules applicable to the Tenant where such changes affect the Tenant's rights and obligations under this Tenancy.

The Tenant must not:

- 11.21 Let any person, not named as a Resident, live at the Premises unless the Landlord has given its permission.
- 11.22 Cause or permit or let Residents or Visitors cause or permit a nuisance on the Premises, Ancillary Property or on land adjacent to or opposite the Premises.
- 11.23 Cause or permit, or let Residents or Visitors cause or permit, ongoing or repeated interference with the reasonable peace or privacy of another person in the other person's use of premises or land in the immediate vicinity of the Premises.
- 11.24 Use the Premises or Ancillary Property, or cause the Premises or Ancillary Property to be used (by the Tenant, Residents or Visitors) for an illegal purpose.
- 11.25 Bring, or allow Residents or Visitors to bring, toxic, inflammable (petrol, diesel, oil), hazardous or illegal substances (alcohol, drugs of any kind except prescription medication) or illegal material into the Premises.
- 11.26 Light a fire, or allow Residents or visitors to light a fire to burn Rubbish, household or garden refuse or other matter in or near the Premises or Ancillary Property.
- 11.27 (Unless permission in writing is given by the Landlord) keep or use in the Premises a portable kerosene heater, oil burning heater or heaters of a similar kind.
- 11.28 Intentionally or negligently cause, or allow damage to be caused, to the Premises or Ancillary Property.
- 11.29 Without the Landlord's written consent or otherwise than in accordance with the RTA, make an alteration or addition to the Premises or Ancillary Property.
- 11.30 Without reasonable excuse:
- a) alter or remove a lock or security device on the Premises or Ancillary Property or
 - b) add a lock or security device to the Premises or Ancillary Property
- without the permission of the Landlord.
- 11.31 Make, or allow to be made, by the Tenant, Residents or Visitors, any alterations, additions or improvements to the Premises (not including minor improvements such as blinds, curtains, or picture hooks) without first obtaining the written approval of the Landlord.
- 11.32 Allow anti-social behaviour in or around the Premises or Ancillary Property including, but not restricted to, violence, vandalism, littering and making excessive noise.
- 11.33 Without the consent of the Landlord:
- a) keep any unlicensed or defective motor vehicles at the Premises

- b) use the Premises to make any substantial repairs to motor vehicles
- c) keep any caravan or trailer at the Premises
- d) use the Premises to make any substantial repairs to a caravan or trailer
- e) use any caravan kept at the Premises as a place of residence for any Tenants, Residents or Visitors, other than for Visitors for a period of up to six weeks.

12. Pets

The Tenant may keep pets at the Premises in accordance with the Landlord's rules, as advised to the Tenant from time to time, on the condition they do not cause any nuisance, damage or danger to the Premises, Ancillary Property or Neighbours. The Landlord will notify the Tenant in writing if the Landlord's rules relating to the keeping of pets changes. For this clause 12, pets will mean domesticated and wild poultry or livestock or native animals.

13. Vicarious liability of Tenant

If a person (other than a co-Tenant) who, while on the Premises with the permission of the Tenant, performs or omits to perform an act that, if it had been an act or omission of the Tenant, would have been a breach of this Tenancy, the Tenant is responsible under this Tenancy for the act or omission for the purposes of the RTA.

14. Landlord's duties in relation to condition of Premises

The Landlord must ensure that the Premises and Ancillary Property:

- a) are habitable
- b) meet all health and safety requirements specified under an Act that applies to residential premises or the Ancillary Property
- c) are reasonably clean when the Tenant enters into occupation of the Premises.

15. Landlord's obligation to repair

- 15.1 Subject to the provisions of Part 7 of the RTA, the Landlord must ensure that the Premises and Ancillary Property are in a reasonable state of repair when the Tenant enters into occupation of the Premises.
- 15.2 Subject to the provisions of Part 7 of the RTA, the Landlord must maintain the Premises and Ancillary Property in a reasonable state of repair, having regard to their age, character and prospective life.
- 15.3 The Landlord may allow its servants or agents to enter the Premises or Ancillary Property to affect any repairs or maintenance and, if such repairs or maintenance result from the Tenant's failure to maintain the Premises or Ancillary Property, the Tenant agrees to reimburse the Landlord for costs incurred by it to make such repairs or maintenance.

16. Landlord's duties in relation to security of Premises

- 16.1 The Landlord will take reasonable steps to provide and maintain the locks and other security devices that are necessary to ensure the Premises and Ancillary Property are reasonably secure;
- 16.2 The Landlord must not:
 - a) alter or remove a lock or security device on the Premises or Ancillary Property or
 - b) add a lock or security device to the Premises or Ancillary Property

without the consent of the Tenant.

16.3 If the Landlord:

- a) alters a lock or security device on the Premises or Ancillary Property or
- b) adds a lock or security device to the Premises or Ancillary Property, without the consent of the Tenant

the Landlord will provide to the Tenant a key to the lock or security device as soon as practicable after the alteration or the addition, unless the Tenant consents to the Landlord doing otherwise.

17. Services and rates

17.1 The Tenant is responsible for all electricity, gas, water, telephone or other services connected to the Premises at the request of the tenant other than the outgoings payable by the Landlord set out in clause 17.2.

17.2 The Landlord will pay all Local Council rates, garbage charges and sewerage charges referable to the Premises.

18. Insurance

18.1 The Landlord is responsible for insuring the Premises against damage to the structure caused by fire storm and like risks.

18.2 The Tenant is responsible for insuring its own personal property.

18.3 The Tenant must not, nor let Residents or Visitors, do anything that would render any insurance cover void or voidable.

18.4 The Tenant shall indemnify the Landlord against any claim for damages arising from any injury to person or property which may be caused by the Tenant or Residents or other people who enter or remain on the Premises with the consent of the Tenant arising by reason of any happening or event at the Premises not caused by the negligence of the Landlord.

19. Tenant's responsibilities at end of tenancy

19.1 At the end of the Tenancy, the Tenant must leave the Premises and give the vacant Premises back to the Landlord and shall:

- a) contact the Landlord to arrange for a final inspection of the Premises on a date not less than 14 days prior to vacating the Premises
- b) deliver the keys of the Premises (including duplicates) to the Landlord, on or before the date the Tenant leaves the Premises
- c) remove any vehicle, boat, caravan or part of any vehicle, boat, caravan located at the Premises or Ancillary Property.

19.2 The Tenant agrees that upon termination of this Tenancy, the Tenant shall peaceably and quietly give the Premises back to the Landlord.

19.3 Upon termination of this Tenancy, the Tenant must give the Premises and Ancillary Property back to the Landlord:

- a) in reasonable state of repair and
 - b) in a reasonably clean condition
- allowing for reasonable wear and tear.

20. Conditions of Tenancy

- 20.1 It is a condition of this Tenancy that:
- a) the Tenant tell the Landlord if they have a tenancy on any other premises at other locations as at the Start Date, or if during the period of the Tenancy, they obtain any interest in any tenancy and
 - b) the Tenant pays all outstanding debt which is owed to the Landlord.
- 20.2 Without limitation, the Tenant and the Landlord agree that the Landlord may terminate this Tenancy for breach in accordance with the RTA, if the Tenant breaches their obligations under clauses 20.1.

21. Termination

- 21.1 The Tenant may terminate the Tenancy without cause by giving 14 days notice in writing to the Landlord in accordance with section 101 of the RTA.
- 21.2 Tenant's failure to pay rent
- a) In accordance with the RTA, if the Tenant is more than 14 days behind in Rent, the Landlord may issue a notice, prescribed by the RTA and any Regulations, to the Tenant requiring the Tenant to remedy the breach by paying all Rent that is in arrears.
 - b) If the breach is not remedied as required in clause 21.2(a), the Landlord may apply to the Commissioner or a Court for an order for termination of the Tenancy and possession of the premises.
- 21.3 Other breach by Tenant
- a) If the Tenant is in breach of any term of the Tenancy Agreement, other than the requirement to pay Rent, the Landlord may issue a notice prescribed by the RTA and any Regulations to the Tenant requiring the Tenant to remedy the breach.
 - b) If the breach is not remedied as required in clause 21.3(a), the Landlord may apply to the Commissioner or a Court for an order for termination of the Tenancy and possession of the premises.
- 21.4 Notwithstanding clauses 21.2 and 21.3 the Landlord may give written notice to the Tenant to terminate this Tenancy in accordance with the provisions of the RTA.
- 21.5 The Landlord is not required to deliver a notice of termination and may immediately take possession of the Premises if:
- a) the Premises are abandoned before the end of this Tenancy, on and from the date Rent was due and payable
 - b) a sole Tenant dies
 - c) a Tenant gives up possession of the Premises with the Landlord's consent.
- 21.6 In the interpretation of clause 21.5 and without limiting what constitutes abandonment, the Premises will be deemed to be abandoned if:
- a) the Landlord has reasonable grounds for believing the Premises is abandoned
 - b) the Tenant substantially removes the Tenant's personal items and belongings from the Premises and
 - c) defaults in the due payment of the Rent.

22. Abandoned goods

- 22.1 If the Tenant leaves goods on the Premises or Ancillary Property, the Landlord will:
- a) destroy or dispose of goods that are:
 - b) perishable or have perished
 - c) less valuable than the cost of their removal, storage and sale
 - d) store the goods.
- 22.2 If the Landlord stores the goods in accordance with clause 22.1(b), then the Landlord shall have the right to sell the goods in accordance with section 109 of the RTA and retain from the proceeds:
- a) the cost of removing, storing and selling the goods and/or
 - b) the cost of giving notice pursuant to section 109 of the RTA and/or
 - c) any amounts owed to the landlord under the Tenancy.

23. Under occupancy

- 23.1 The Tenant acknowledges that the Landlord may formulate remote public housing policy from time to time to ensure that the Premises is fully used and occupied.
- 23.2 The Tenant agrees that the Premises will not be under occupied.
- 23.3 If the Landlord reasonably believes that the Premises is under occupied and is likely to continue to be under occupied, the Landlord may make a decision in relation to any such under occupancy and may give notice of any such decision to the Tenant.
- 23.4 Where the Landlord has given notice of a decision under clause 23.3 to the Tenant, the Landlord may make a reasonable offer of alternative accommodation to the Tenant ('offer').
- 23.5 The Tenant agrees that if the Tenant refuses the offer of alternative accommodation under clause 23.4 without a serious and substantial reason for doing so, the Tenant will leave the Premises within 60 days of receiving the offer.
- 23.6 The Tenant acknowledges that failing to leave the Premises when required to do so under clause 23.5 is a breach of this Tenancy.

24. Notices

- 24.1 Any notice to be given under this Tenancy shall be served on the Tenant by:
- a) giving it to the Tenant or
 - b) sending the notice by prepaid post addressed to the Tenant's last known address.
- 24.2 Service in accordance with clause 24.1 is deemed to have taken place in the following manner:
- a) a notice served under clause 24.1(a) is taken to be served on the day on which the Tenant is given the notice
 - b) a notice served under clause 24.1(b) is taken to be served when it would have been delivered in the ordinary course of post.
- 24.3 If the Tenant is required to serve any document on the Landlord, service shall be deemed to be properly effected if the notice is delivered by hand or by pre-paid mail to the Chief Executive Officer (Housing) at the address shown on the Tenancy Agreement as the address of Chief Executive Officer (Housing).

25. Costs

- 25.1 If any legal action is taken by the Landlord as a result of the Tenant's failure to comply with any of the conditions of this Tenancy the Tenant shall, upon demand in writing, reimburse any solicitor's costs incurred by the Landlord calculated on a solicitor own client basis.
- 25.2 Should the Tenant fail to reimburse the Landlord's costs requested under clause 25.1 within 7 days the costs will be deemed to be due and payable by the Tenant to the Landlord under this Tenancy.

26. Survival

The Landlord and the Tenant agree that clauses 6, 11.19, 17, 18.4, 19.3, 21 and 25 survive the expiration or earlier termination of this Tenancy.

27. Essential terms

For the purposes of the RTA, each and every term of this Tenancy that imposes an obligation, responsibility or duty on the Tenant is a term a breach of which permits the Landlord to terminate this Tenancy in accordance with the provisions of the RTA.

28. Previous tenancy agreement

The Landlord and Tenant agree that this Tenancy is in substitution for any previous tenancy agreement between the Landlord and the Tenant so far as it relates to the Premises and that any such previous agreement is terminated by this Tenancy.

29 Assignment

Any reference to a party to this Tenancy includes that party's executors, administrators, successors, permitted assigns and substitutes.

30. Joint and several liability

If a party comprises two or more persons, the provisions of this Tenancy binding that party bind those persons, jointly and severally.

31. Severance

If any provision in this Tenancy is invalid, unenforceable or illegal it may be severed from the remainder of the Tenancy and the remainder shall remain effective.

32. Disclosure of personal information

The Tenant hereby consents to and authorises the Landlord to disclose personal information about the Tenant to the Northern Territory Police and consents to and authorises the Landlord to obtain information from the Northern Territory Police relating to any matters involving property maintenance or damage, anti-social behaviour and/or incidents involving the Tenant in respect of any property owned by the Landlord in the Northern Territory, in accordance with Information Privacy Principle 2.1(c) of the *Information Act (NT)*.

33. Variation

This Tenancy may only be varied by agreement in writing signed by the Landlord and the Tenant.