

PLA Form 7

Version 1

NOTICE TO REMEDY BREACH OF COVENANT

Property Law Act 1974, section 124

To

The lessee of [*here describe premises with reasonable certainty as for instance, "No 800 George Street, Brisbane"*] ("the premises").

With reference to the lease of the premises, dated the day of 20 ,
for a term of commencing on the of and the
covenant by the lessee [*here state concisely the nature of the covenant or covenants
breach of which is complained of, as for instance "to repair"*], and the breach by you of
that covenant I give you notice and require you to remedy that breach by [*here set out the
remedy as, for instance, "by putting the premises in repair by doing and executing the
repairs specified in the annexed Schedule to the premises within x days."*] (*[Add if
compensation is claimed) And I further require you to pay to me the sum of \$
as compensation for the breach already committed.]*

Dated this day of , 20 .

[*Lessor*]

[NOTE: The lessor will be entitled to re-enter or forfeit the lease in the event of the lessee failing to comply with this notice within a reasonable time – *see* section 124 of the *Property Law Act 1974*.]

[ADDITIONAL NOTE: If arrears of rent or other periodic payments are being claimed, it should be made clear the amounts involved and the periods to which they relate; eg base rent: March 1995 - \$x..]