



**NOONGAR  
MIA MIA**  
Creating Pathways

## Breaches & Terminations

When there's a problem with your tenancy, your Noongar Mia Mia (NMM) Housing Officer will let you know you are at risk of breaching the conditions of your tenancy. If the problem is serious or goes unaddressed by you, then we will send you a **Breach Notice (Form 20 or 21)**.

A Breach Notice is an indication that your lease is at risk of ending early. To avoid this, please follow the instructions in the Breach Notice. You have 14 days to take this action. If you receive a Breach Notice, please contact your Housing Officer immediately: **9271 8711 or [operations@noongarmiamia.com.au](mailto:operations@noongarmiamia.com.au)**

### You are at risk of receiving a Breach Notice if:

- You are behind on rent, water bills or other money owed to NMM
- Your house is in poor condition due to neglect by the tenant or visitors and you have not addressed damage to the property
- Your neighbours are affected by anti-social behaviour from your home
- NMM has reasonable grounds to believe unlawful activity is happening at your home
- You prevent NMM from completing routine inspections. This could be by not moving your dogs, by changing the locks or not removing other barriers to our staff completing an inspection.

Your Housing Officer will contact you to discuss any problems with your tenancy and to find a solution before sending a Breach Notice. If you receive a Breach Notice, please contact the NMM office immediately to try and find a workable solution for you to continue your tenancy.

### Termination Notice

If NMM has issued you a Breach Notice and you don't respond or address the issue in **14 days**, we may issue you with a **Termination Notice (Form 1B or 1C)** requiring you to **leave the property within 7 days**.

**If you do not leave the property, NMM may seek a Court Order to terminate your tenancy.**

