FORM 27

Request to landlord (lessor) to make major modification

***RESIDENTIAL TENANCIES ACT 1987* (WA)**

Section 50Y

Approved by the Commissioner for Consumer Protection pursuant to the *Residential Tenancies Act 1987* section 88C

(July 2024)

PLEASE NOTE

This form is used by tenants to request permission to make a major modification to the rental property. A major modification is any modification that is not considered to be a minor modification, a furniture safety modification or a security modification to prevent family violence.

Important information – tenants do not require landlord (lessor) consent to make a family violence related security modification however do still need to provide the landlord with written notification that a security modification is being made.

Further information concerning the different types of modifications and the correct forms to use when requesting to make them is available on the Consumer Protection website at www.demirs.wa.gov.au/renting

APPLICATION

Tenant

To:_____

(name of landlord)

I hereby request your consent to make a modification to the premises at:

_____

(address of rented premises)

The requested modification is described below:

Description of proposed modification

Please ensure that the modification is clearly described below:

Description of major modification:

Location of major modification being requested – specify the room or area of the property for the modification. E.g. kitchen, living room, bathroom:

Unless otherwise agreed in writing, I understand I am responsible for:

- the cost of making the modification and for maintenance of the modification;
- notifying you of any damage that results from the modification;
- ensuring that the modification takes into account the age and character of the property, complies with any written law, and if the premises are a lot in a community titles or strata titles scheme, complies with any scheme by-laws; and
- restoring the premises or paying reasonable costs to do so at the end of the tenancy.

Signed:_____ Date: _____/_____/_____

(tenant's name and signature)

Landlord

Important information: A landlord must not unreasonably refuse consent and may impose reasonable conditions on the consent. **If a landlord does not respond within 28 days, consent to the request is automatically granted.** A landlord cannot refuse consent to a modification needed to allow a person with a disability to access or use the premises if refusal would be unlawful under the *Equal Opportunity Act 1984* (WA) or the *Disability Discrimination Act 1992* (Cth).

Landlord's response (please tick one)

☐ I give consent to the modification described in this application

☐ I give consent to the modification described in this application with the following conditions:

Conditions

_____

_____

_____

_____

☐ I refuse consent to the modification described in this application.

Reasons for refusal – the requested modification …

- ☐ is not keeping with the age and the character of the rental premises
- ☐ does not comply with a written law
- ☐ does not comply with the community/strata title scheme by-laws
- ☐ other reason – please describe below

Other:

_____

_____

Signed:_____ Date: _____/_____/_____

(landlord's name and signature)

SERVICE INFORMATION

If the matter goes to court you will have to produce evidence of service. Service may be effected by various means, for example:

- by personal delivery (you may seek the assistance of a bailiff from the Magistrates Court or other process server);
- by post (normal post not registered post); or
- by email.

You can deliver the notice to the landlord, the landlord's property manager, the person or organisation that receives your rent or any person apparently over the age of 16 years living at the landlord's home.

Service may be on any one landlord if there is more than one.

For full details about the service of notices see section 85 of the *Residential Tenancies Act 1987*.

For further information about tenancy rights and obligations, refer to the *Residential Tenancies Act 1987* or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 30 40 54 or visit www.dmirs.wa.gov.au/renting**.**

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Energy, Mines, Industry Regulation and Safety (1300 30 40 54) for assistance.