**Schedule 6** (section 129(9)) *Conveyancing Act, 1919* NSW

**Notice of breach of covenant**

[Insert date]

**[Insert name of lessee]**

[Insert address for service of notice]

To:

The lessee of [here describe premises with reasonable certainty, as for instance, “No. 369, George-street, Sydney.]

With reference to the lease of the abovementioned premises, dated the [insert day] of [insert month], from [insert lessor name] to [insert lessee name], and the covenant by the lessee therein contained [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 hereby give you notice and require you to remedy that breach by [here set out the remedy as, for instance, “by putting the said premises in repair by doing and executing the repairs in and upon the said premises which are specified in the Schedule hereto annexed].

[Add if compensation is claimed.] And I further require you to pay to me the sum of $[insert amount], as compensation for the breach already committed.

Dated this [insert date] of [insert month] 20 .

X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessor

[Lessor name, address and contact number]

**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 129 of the *Conveyancing Act, 1919.*