

Notice of goods left behind

Residential Tenancies Act 1997 Section 386

The owner of the rental premises must use this form to advise the former renter of any goods left behind.

Part A – Information for the former renter

- You have **14 days** to reclaim any goods left behind. If you have not claimed the goods within 14 days, the owner may sell or dispose of the goods.
- The owner may immediately dispose of goods of no monetary value, perishable foodstuffs or goods that are dangerous. This does not include labelled containers or urns containing human remains, specialised medical devices, equipment or goods, or medals and trophies, which the owner must store for 14 days.
- You can ask the owner of the premises to store your goods for more than 14 days. If the owner refuses to do so, you may apply to the Victorian Civil and Administrative Tribunal (VCAT) for an order requiring the owner to store the goods.
- You may have to pay a fee to the owner for each day your goods are stored if the amount of goods left behind means that the owner cannot rent out the premises, room, caravan or site.
- This amount cannot be greater than the rent you paid per day under the rental agreement and it cannot be more than 14 days' rent, unless VCAT orders require it.

Part B – Notice

1 Date of notice

06/05/2026

2 This notice is given to:

Full name of former renter

Michael Roberts

Address for serving documents (if not delivering by hand)

Postcode

Contact phone numbers

Business hours

0419399476

Email address

michael@cleverchoice.com.au

3 Owner of the premises details

Full name of the owner of the premises or their agent

Dominic Rajadurai

Address for serving documents (this can be an agent's address)

431 Princes Highway, Officer VIC

Postcode 3809

Contact phone numbers

Business hours

0439 013 117

Email address

jailyn@allaboutrentals.com.au

4 Address of former rented premises where goods were left

22 Lustre Street, Officer VIC

Postcode 3809

5 Goods left behind

You vacated the premises on: (insert date)

You have left the following goods behind: (Describe goods and if required, attach images)

6 Storage of goods

I will store these goods until the date noted below at section 7.

7 Sale of goods

If you don't collect these goods by the following date, I will sell or dispose of them:

(Insert date which is at least 14 days from the date of this notice, allowing for delivery time as per the table below)

Date

8 Delivery of this notice

- The notice period begins when the former renter is estimated to receive this notice.
- For information on postage times from different locations, please refer to the Australia Post website <https://auspost.com.au>
- If sending by post, the owner of the premises must allow for the delivery time in calculating the proposed termination date.
- If sending by registered post, the owner of the premises should keep evidence of the mail delivery method used to send this notice.

This notice was sent on: (insert date)

This notice has been delivered:

personally - for example, by hand

by registered post Expected delivery time (please see the Australia Post website)

Registered post tracking number (if applicable)

email (if consent has been provided by the renter)

Email address renter

(Include email addresses for each person named on the rental agreement)

9 Your rights

- If I sell the goods, you have a right to the proceeds of the sale, less any occupation fee and reasonable costs incurred by the sale. You can request payment of this amount **within 6 months** of the sale.
- If your goods are damaged, sold or disposed of unlawfully, you may apply to VCAT for compensation.

10 Signature

Signature of the owner of the residence



Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at consumer.vic.gov.au/renting or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilizce anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numaralı telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danışma Memuru ile görüşmelerini isteyiniz.

Vietnamese Nếu quý vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ako vam je teško da razumete engleski, nazovite Službu prevodilaца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪ.ክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኙዎት መጠየቅ።

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διεμνηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essere messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.