

FORM 28

Request to tenant to make 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 landlords to request consent from the tenant to make a modification to the rental property.

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

Landlord

To: _____
(name of tenant)

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 modification:

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

Signed: _____ Date: ____/____/____
(landlord's name and signature)

Tenant

Important information: A tenant cannot unreasonably refuse consent and may impose reasonable conditions on the consent about the landlord's entry of the premises to carry out the work, including a condition about the day or time of entry. Landlords are required to provide tenants with at least 72 hours' notice using [Form 19 – Notice of proposed entry to premises](#) prior to entering the premises to undertake modifications.

If the tenant does not respond within 28 days, consent is automatically granted.

Tenant'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

Signed: _____ Date: ____/____/____
(tenant'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 tenant or lessor or any person apparently over the age of 16 years living at the tenant's or lessor's home.

Service may be on any one tenant or lessor 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.