



Northern Territory of Australia

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Northern Territory of Australia

*Residential Tenancies Act 1999*

## **Amendment of Modification Notice**

I, Natasha Kate Fyles, Attorney-General and Minister for Justice under sections 157B, 157C and 157E of the *Residential Tenancies Act 1999* make the following instrument:

### **1 Title**

This instrument may be cited as the *Residential Tenancies COVID-19 Modification Notice Amendment 2020*.

### **2 Instrument amended**

This instrument amends the *Residential Tenancies COVID-19 Modification Notice 2020*.

*Notes for section 2*

1 *The Residential Tenancies COVID-19 Modification Notice 2020 was published in Gazette No. S28 of 28 April 2020.*

2 *See section 43 of the Interpretation Act 1978.*

### **3 Section 12A inserted**

After section 12

*insert*

#### **12A Inspection of premises for sale**

(1) The landlord, or a person authorised by the landlord, may enter the premises or ancillary property to inspect them and prepare reports for purposes related to the sale of the premises or ancillary property if the entry is made:

(a) at a time agreed between the landlord and the tenant; and

- (b) at a time of which the tenant was given not less than 48 hours prior written or oral notice.
- (2) The landlord, or a person authorised by the landlord, may enter the premises or ancillary property for the purpose specified in subsection (1) of this section on no more than 2 occasions each week.

**4 Section 28 replaced**

Section 28

*revoke, insert*

**28 Hardship**

In section 99 of the Act, a reference to undue hardship includes:

- (a) financial hardship; and
- (b) risk to physical, psychological or mental health and safety.

*Example for section 28(b)*

*A risk of domestic or family violence.*

**5 Section 37 amended (Infringement penalties for offences committed during the emergency period)**

Section 37, Schedule 1

*insert (in numerical order)*

36(1)

4

Dated 11 May 2020

N. K. Fyles  
Attorney-General and Minister for Justice