[Your name and address]

[Date]

[Landlord/agent’s name]

[Landlord/agent’s address]

Dear      ,

**Condition of** **[address of premises]**

On [date] I received an outgoing condition report which specifies the following issues with the property:

* [State the specific repairs that you disagree with]
* [State the specific cleaning that you disagree with]

I do not agree with the aspects of the report identified above.

Pursuant to section 51 of the *Residential Tenancies Act* NT (the Act), at the end of a tenancy a tenant is required to hand the premises back in a reasonable state of repair and in a reasonably clean condition allowing for reasonable wear and tear. A tenant is not required to give the premises back in a better condition than they received it.

The repairs/cleaning [delete or insert and, as applicable] that you claim I am responsible for are above this threshold.

Furthermore, the condition of the [state specific areas] that you have identified are not sufficiently stated in the initial ingoing condition report. As such, there is no substantiated evidence that the [state specific areas] were not in the same condition when I first took possession of the premises. [Delete this paragraph if not appropriate in the circumstances]

As a result, I request that my entire security deposit be returned to me within 7 business days.

If I do not hear from you within 7 business days, I reserve the right to apply to the Northern Territory Civil and Administrative Tribunal under section 113 of the Act for the return of the security deposit.

I look forward to hearing from you.

Yours sincerely,

[Your name]