



Notices of Termination (NoTs) Received by the RTB, Q4 2024

This document provides information on Notices of Termination received by the Residential Tenancies Board (RTB) in Q4 2024. When reviewing the information there are some important points to note.

- **Changes to legislation**

Changes to the legislation introduced new responsibilities in 2019 for landlords. Where a landlord ended a tenancy that lasted more than six months, a copy of the NoT was required to be sent to the RTB within 28 days of the tenancy termination date as listed on the Notice.

From 6 July 2022, new legislation came into effect that requires landlords to send a copy of all NoTs to the RTB on the same day the Notice is served on the tenant. The NoT is invalid if this requirement is not met. The data presented in this report relates to NoTs received in Q4 2024 only.

- **NoTs and Tenancies**

It is important to note, the number of NoTs received should not be interpreted as directly correlating to one landlord/tenant/tenancy. For example, one NoT could be received which relates to multiple tenants in one tenancy or separate NoTs could be received for each tenant in a tenancy.

- **NoTs are self-reported**

While there is a legal obligation for landlords to notify the RTB a tenancy has ended it is important to note that NoTs are self-reported by landlords. The RTB figures are based on what is received by the RTB.

- **Validity of a NoT**

The RTB cannot provide legal advice to say if a Notice of Termination is valid or invalid. If a tenant feels the Notice of Termination is invalid and/or that the landlord has breached their obligations, they can take a Dispute case with the RTB. An independent mediator/adjudicator can assess the validity of a Notice of Termination during Dispute Resolution proceedings.

Please note since 6 July 2022, the length of time a tenant has for the referral of a dispute on the validity of a Notice of Termination received, has increased from 28 days to 90 days in cases where there has been no breach of tenancy obligations. Please click [here](#) for more information on the legislative changes.

The below tables provide a breakdown of the NoTs received by the RTB in Q4 2024. It is important to note data from Q3 2022 onwards is not comparable to data published in previous quarters due to changes in legislation.

Number of Notices of Termination received by the RTB

Table one provides the total number of Notices of Termination (NoTs) the RTB received in **Q4 2024**.

Table 1. Notices of Termination Received* by the RTB**, Q4 2024

Period	Total NoTs Received by the RTB
Total – Q4 2024	3,706

Note: The data presented relates to the NoTs received via the standard and rent arrears processes.

* In July 2022, the legislation surrounding NoTs issued having to be sent to the RTB changed.

** Revisions of the data may occur following data checks and further processing.

Reasons for serving a Notice of Termination

Table two provides the reason for termination cited on the total number of Notices of Termination (NoTs) the RTB received in Q4 2024.

Table 2. Notices of Termination Received* by the RTB by Reason for Termination**, Q4 2024

Types of NoTs	NoTs Received Q4 2024	% of Total***
Landlord intends on selling the rental property	2,027	54.70%
Breach of tenant obligations	631	17.03%
Landlord/Landlord's family member intends on moving into the property	623	16.81%
Terminating before a Part 4/further Part 4 tenancy commences	249	6.72%
Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated	119	3.21%
Dwelling is no longer suitable to the accommodation needs of the tenants	50	1.35%
Landlord intends to change the use of the rental property	6	0.16%
Reason not specified	1	0.03%
Total	3,706	100.00%

Note: The data presented relates to the NoTs received via the standard and rent arrears processes.

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- ** Revisions of the data may occur following data checks and further processing.
- *** Due to rounding percentages may not add up to 100%.

County breakdown of Notices of Termination

Table three provides the total number of Notices of Termination (NoTs) the RTB received in Q4 2024 by county of rental address.

Table 3. Notices of Termination Received* by the RTB by County of Rental Address**, Q4 2024

County of Rental Address	NoTs Received Q4 2024	% of Total***
Carlow	54	1.46%
Cavan	37	1.00%
Clare	74	2.00%
Cork	449	12.12%
Donegal	58	1.57%
Dublin	1495	40.34%
Galway	243	6.56%
Kerry	86	2.32%
Kildare	113	3.05%
Kilkenny	47	1.27%
Laois	55	1.48%
Leitrim	11	0.30%
Limerick	161	4.34%
Longford	38	1.03%
Louth	73	1.97%
Mayo	83	2.24%
Meath	101	2.73%
Monaghan	23	0.62%
Offaly	40	1.08%
Roscommon	43	1.16%
Sligo	54	1.46%
Tipperary	86	2.32%
Waterford	85	2.29%
Westmeath	78	2.10%
Wexford	65	1.75%
Wicklow	54	1.46%
Total	3706	100.00%

Note: The data presented relates to the NoTs received via the standard and rent arrears processes.

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Breakdown of the termination dates specified on the Notices of Termination received by the RTB in Q4 2024

The RTB reports on the number of notices of termination received per quarter. The date of termination is specified on a notice of termination.

Table four provides details on the termination dates specified on the notices of termination received by the RTB in Q4 2024.

Table 4. Notices of Termination (NoTs) Received* by the RTB in Q4 2024**, by Date of Termination

Date of Termination		Total NoTs Received in Q4 2024 by Date of Termination		% of Total***	
2023 or prior		4		0.11%	
2024	Q1	3	535	0.08%	14.44%
	Q2	19		0.51%	
	Q3	7		0.19%	
	Q4	506		13.65%	
2025	Q1	434	3156	11.71%	85.16%
	Q2	2195		59.23%	
	Q3	501		0.70%	
	Q4	26		0.27%	
2026 or after		11		0.03%	
Total		3706		100.00%	

Note: The data presented relates to the NoTs received via the standard and rent arrears process

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*** Due to rounding percentages may not add up to 100

