**EXPLANATORY NOTE**

**STUDENT TERMINATING A LEASE / LICENCE OF STUDENT SPECIFIC ACCOMMODATION**

**(except rent arrears)**

**Important: please read carefully before completing a notice of termination[[1]](#footnote-2)**

**REQUIREMENTS WHEN A STUDENT IS TERMINATING A TENANCY / LICENCE OF STUDENT SPECIFIC ACCOMMODATION DURING THE PERIOD 1 MAY TO 1 OCTOBER, INCLUSIVE, IN ANY YEAR**

The Residential Tenancies Act 2004 (as amended) limits the duration of a tenancy/licence of student specific accommodation to not more than 41 weeks in any year, other than by agreement.

A tenant/licensee may request, and with the agreement of a provider of student specific accommodation, to enter into a lease/tenancy agreement of student specific accommodation for a period in excess of 41 weeks.

Irrespective of the duration of the lease/tenancy agreement, a tenant/licensee may terminate a tenancy or licence of student specific accommodation, during the period of 1 May to 1 October inclusive, in any year. The tenant does not need to give the provider of student specific accommodation a reason for the termination of the tenancy but must give 28 days’ notice (or such longer period as the tenant/licensee chooses) of their intention to terminate the tenancy or licence of student specific accommodation.

**JOINT INSPECTION PRIOR TO TERMINATION**

In order to allow the tenant / licensee an opportunity to fix any issues with regard to the dwelling (e.g. cleaning, repairs and replacements for damage in excess of normal wear and tear), it is recommended that the landlord and tenant/licensee carry out a joint inspection a few days / weeks before the tenant / licensee is due to vacate and then again on the day the tenant / licensee vacates the dwelling.

**- End of explanatory note -**

**NOTICE OF TERMINATION**

**- Student Terminating a Lease/Licence of Student Specific Accommodation -**

To: *(INSERT NAME OF LANDLORD(S))*

**TERMINATION DATE**

Please note that it is my intention to terminate the tenancy [[2]](#footnote-3)of the dwelling at *(INSERT ADDRESS)* on *(**INSERT DAY/MONTH/YEAR)*.  This is the “termination date”.[[3]](#footnote-4)

A tenant/licensee may terminate a tenancy by serving on the landlord/licensor in respect of the tenancy a notice of termination giving the required notice period.

**IF YOU (THE LANDLORD) DISPUTE THIS NOTICE OF TERMINATION**

Any issue as to the validity of this notice of termination or the right of the tenant/licensee to serve it, must be referred to the Residential Tenancies Board (“RTB”) under Part 6 of the Residential Tenancies Act 2004 (as amended) within 28 days from the date of receipt of the notice. or where there is no breach of tenancy obligations, within 90 days from the date of receipt of the notice of termination.

**INSPECTION OF DWELLING AND RETURN OF DEPOSIT**

In order to ensure that there is no delay in returning the deposit, the tenant / licensee suggests carrying out inspections on *(INSERT DATE)* and/or *(INSERT DATE)* at *(INSERT TIME)*.  Please let the tenant / licensee know which date and time is convenient for you.

**DATE OF SERVICE**

This notice is served on **you the landlord / licensor on *(INSERT DAY/MONTH/YEAR)*.[[4]](#footnote-5)**

Signed:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*[SIGN ABOVE AND PRINT NAME HERE]*

TENANT/LICENSEE (student in student specific accommodation)

*The RTB respects your privacy and is committed to complying with Data Protection law. For information on how the RTB handle your personal data, please refer to the RTB Privacy Statement at* [*https://www.rtb.ie/privacy-statement*](https://eur04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.rtb.ie%2Fprivacy-statement&data=05%7C01%7CDaniel.ORourke%40rtb.ie%7C75a487bf4d544db221e208da6bbc2f6d%7Cf8f7e24b3e5b49ecbbc337d638d4f68d%7C0%7C0%7C637940753243157773%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=R72Ng7nJOGDPHW%2FstLn0GL2ddw%2FK95v1H1QDt0xXJo0%3D&reserved=0)

1. This note and the attached notice of termination are intended as a guide only. You should refer to the specific requirements set out in the Residential Tenancies Act 2004 (as amended). The RTB accepts no liability for any errors or omissions. [↑](#footnote-ref-2)
2. References to tenancy shall be construed as references to licence [↑](#footnote-ref-3)
3. A landlord must receive the correct number of days’ notice as prescribed by s.66(2C) of the Residential Tenancies Act 2004 (as amended). Day 1 of the notice period begins on the day immediately following the date of service of the notice. The RTB recommend that you give additional days when calculating the required notice period to ensure sufficient notice is provided. [↑](#footnote-ref-4)
4. The date of service is for example, the date the notice is posted, or hand delivered. [↑](#footnote-ref-5)