

Ending a tenancy from 1 March 2026: A guide for landlords



When and why can I end a tenancy from 1 March 2026?

All landlords can end a tenancy in the first six months for any reason. After six months, you can only end a tenancy for specific legal reasons. These depend on:

- › When the tenancy began, and
- › How many tenancies you have (for tenancies created from 1 March 2026).

Note: A landlord cannot re-set to market rent for the next tenancy after a 'no-fault termination'. This includes when the tenancy ends in the first 6 months.

Tenancy created from 1 March 2026

All landlords can end a tenancy at any time if:

- › Your tenant breaches their obligations.
- › The property is no longer suitable for the tenant's needs.

If you have 4 or more tenancies (or are a company): The 2 reasons above are the only reasons you can end a tenancy.

If you have 1 – 3 tenancies: There are some additional reasons you can end a tenancy:

- › **During a 6-year tenancy cycle (Tenancy of Minimum Duration):**
 - › If you need to sell to avoid undue financial or other hardship.
 - › If you or a close family member needs to live in the property.
- › **At the end of a 6-year tenancy cycle:**
 - › If you or a family member needs to live in the property.
 - › To sell the property.
 - › To substantially refurbish or renovate.
 - › To change the use of the property.

Tenancy created before 1 March 2026

You can end the tenancy at any time for 6 reasons:

- › If your tenant breaches their obligations.
- › If the property is no longer suitable for the tenant's needs.
- › If you or a family member needs to live in the property.
- › To sell the property.
- › To substantially refurbish or renovate.
- › To change the use of the property.

There is no difference based on how many tenancies you have.

Tenancy created before 11 June 2022

At the end of a Part 4 or Further Part 4 tenancy term, you can also end the tenancy for any reason. It does not have to be one of the 6 specific reasons for tenancies created before 1 March 2026.

Selling to avoid undue hardship – small landlords

A landlord with 1–3 tenancies can only end a tenancy to sell during a 6-year tenancy cycle to avoid serious financial or other hardship. This is permitted when the landlord, their spouse or civil partner needs the sale proceeds:

- To provide a home that will be their principal residence.
- To repay a legally owed debt in full or to make a payment of at least 15% of the property's asking price within nine months of the tenancy ending (including to repay tax owed or debt under Fair Deal scheme).
- Following the appointment of a personal insolvency practitioner due to bankruptcy or insolvency risk where there is an arrangement with creditors.

Guide to serving a Notice of Termination correctly

Step 1: Check if you can end the tenancy

Before you begin, confirm that your reason for ending the tenancy is allowed.

In some cases, you must take extra steps before you serve the notice.

- **For rent arrears:** Serve a warning notice to your tenant and the RTB on the same day, giving at least 28 days to pay the unpaid rent.
- **For other tenant breaches:** Serve a warning notice to your tenant with details of the breach and give a reasonable time to fix it. You do not need to send it to the RTB.

Step 2: Check the notice period

Standard notice periods are usually between 90 and 224 days, depending on how long the tenancy has been in place.

Landlords can give a shorter 28-day notice period in cases of rent arrears or other tenant breaches, once you have served warning notices correctly first.

Step 3: Complete the correct Notice of Termination template

Download the right template from rtb.ie for the reason you are ending the tenancy. It will include any required statements or statutory declarations.

Reasons with required documents:

- Property no longer suits tenant needs – Statement
- Selling the property – Statutory declaration
- Landlord or family member moving in – Statutory declaration
- Substantial refurbishment – Statutory declaration + statement
- Change of use – Statutory declaration + statement
- Ending within first 6 months – Statement

Step 4: Send to your tenant and the RTB

- You must send the notice to your tenant and the RTB at the same time. If you don't it's invalid.
- You can send the notice to your tenant by post or email. If you send it by post, keep a record of postage.
- Submit your notice to the RTB through the RTB Service Centre at rtb.ie.
- If you cannot submit the notice online, you can post it to:

Residential Tenancies Board,
PO Box 13841, Freepost FKY7736,
Killorglin, Co Kerry.

You should keep a record of postage.

Need more help?

The Residential Tenancies Board regulates Ireland's rental sector. For detailed information and support to comply with rental, visit rtb.ie

