



Notices of Termination (NoTs) Received by the RTB, Q1 2026

This document provides information on Notices of Termination received by the Residential Tenancies Board (RTB) in Q1 2026. 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 Q1 2026 only.

From the 1st of March 2026, new legislation came into effect that allow all types of landlords to end a tenancy if:

- A tenant breaches their obligation.
- The property is no longer suitable for the tenant's needs.

If a tenancy was created from 1 March 2026, the reason a landlord can end a tenancy depends on the number of tenancies the landlord has at the time they are serving the Notice of Termination (NoT): A Landlord with 1-3 tenancies is categorised a smaller Landlord or a Landlord with 4+ tenancies or a company landlord is categorized as a larger Landlord.

To access more information on the new NoT process please visit the [Notice of Termination guide](#).

- **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. The RTB report on the numbers of NoTs received only. 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.

The below tables provide a breakdown of the NoTs received by the RTB in Q1 2026. 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 **Q1 2026**.

Table 1. Notices of Termination Received* by the RTB**, Q1 2026***

Period	Total NoTs Received by the RTB
Total – Q1 2026	7,062

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.

*** From the 1st of March 2026, new legislation came into effect. If a tenancy was created from 1 March 2026, the reason a landlord can end a tenancy depends on the number of tenancies the landlord has at the time they are serving the NoT.

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 Q1 2026.

Table 2. Notices of Termination Received* by the RTB by Reason for Termination**, Q1 2026

Types of NoTs	NoTs Received Q1 2026***	% of Total****
Landlord intends on selling the rental property	4,259	60.31%
Breach of tenant obligations	764	10.82%
Landlord/Landlord's family member intends on moving into the property	1,338	18.95%
Terminating before a Part 4/further Part 4 tenancy commences	396	5.61%
Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated	165	2.34%
Dwelling is no longer suitable to the accommodation needs of the tenants	75	1.06%
Reason not specified	39	0.55%
Landlord intends to change the use of the rental property	26	0.37%
Total	7,062	100.00%

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

County break down of Notices of Termination

Table three provides the total number of Notices of Termination (NoTs) the RTB received in Q1 2026 by county of rental address.

Table 3. Notices of Termination Received* by the RTB by County of Rental Address**, Q1 2026

County of Rental Address	NoTs Received Q1 2026***	% of Total****
Carlow	87	1.2%
Cavan	77	1.1%
Clare	125	1.8%
Cork	739	10.5%
Donegal	109	1.5%
Dublin	2,518	35.7%
Galway	446	6.3%
Kerry	185	2.6%
Kildare	250	3.5%
Kilkenny	73	1.0%
Laois	79	1.1%
Leitrim	52	0.7%
Limerick	354	5.0%
Longford	65	0.9%
Louth	146	2.1%
Mayo	129	1.8%
Meath	187	2.6%
Monaghan	41	0.6%
Offaly	63	0.9%
Roscommon	69	1.0%
Sligo	74	1.0%
Tipperary	128	1.8%
Waterford	139	2.0%
Westmeath	125	1.8%
Wexford	171	2.4%
Wicklow	145	2.1%
Data not accessible	485	6.9%
Total	7,062	100%

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Breakdown of the termination dates specified on the Notices of Termination received by the RTB in Q1 2026

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 Q1 2026.

Table 4. Notices of Termination (NoTs) Received* by the RTB in Q1 2026, by Date of Termination**

Date of Termination		Total NoTs Received in Q1 2026*** by Date of Termination		% of Total****	
2024 or prior		18		0.25%	
2026	Q1	606	6,890	8.58%	97.56%
	Q2	727		10.29%	
	Q3	4,202		59.50%	
	Q4	1,355		19.19%	
2027	Q1	64	88	0.91%	1.25%
	Q2	14		0.20%	
	Q3	7		0.10%	
	Q4	3		0.04%	
2028 or after		1		0.01%	
Blank		65		0.92%	
Total		7,062		100.00%	

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

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Monthly breakdown of Notices of Termination received by the RTB in Q1 2026

Table five provides a monthly breakdown of the Notices of Termination received by the RTB during the Q1 2026 period.

Table 5. Notices of Termination (NoTs) Received* by the RTB in Q1 2026, by Month**

Months	Total Number of NoTs
January 2026	1,998
February 2026	3,138
March 2026	1,926
Grand Total***	7,062

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