Notices of Termination (NoTs) Received by the RTB, Q3 2025

This document provides information on Notices of Termination received by the Residential Tenancies Board (RTB) in Q3 2025. 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 Q3 2025 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 Q3 2025. 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 **Q3 2025**.

Table 1. Notices of Termination Received* by the RTB**, Q3 2025

Period	Total NoTs Received by the RTB
Total – Q3 2025	**5,405**

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 Q3 2025.

Table 2. Notices of Termination Received* by the RTB by Reason for Termination**, Q3 2025

Types of NoTs	NoTs Received Q3 2025	% of Total***
Landlord intends on selling the rental property	3,307	61.18%
Breach of tenant obligations	620	11.47%
Landlord/Landlord's family member intends on moving into the property	959	17.74%
Terminating before a Part 4/further Part 4 tenancy commences	313	5.79%
Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated	142	2.63%
Dwelling is no longer suitable to the accommodation needs of the tenants	52	0.96%
Reason not specified	7	0.13%
Landlord intends to change the use of the rental property	5	0.09%
Total	**5,405**	**100.00%**

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.
*** 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 Q3 2025 by county of rental address.

Table 3. Notices of Termination Received* by the RTB by County of Rental Address**, Q3 2025

County of Rental Address	NoTs Received Q3 2025	% of Total***
Carlow	75	1.39%
Cavan	50	0.93%
Clare	111	2.05%
Cork	588	10.88%
Donegal	83	1.54%
Dublin	2,046	37.85%
Galway	321	5.94%
Kerry	136	2.52%
Kildare	187	3.46%
Kilkenny	85	1.57%
Laois	76	1.41%
Leitrim	34	0.63%
Limerick	269	4.98%
Longford	60	1.11%
Louth	132	2.44%
Mayo	126	2.33%
Meath	144	2.66%
Monaghan	44	0.81%
Offaly	57	1.05%
Roscommon	56	1.04%
Sligo	83	1.54%
Tipperary	136	2.52%
Waterford	139	2.57%
Westmeath	123	2.28%
Wexford	128	2.37%
Wicklow	116	2.15%
Total	**5,405**	100.00%

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Breakdown of the termination dates specified on the Notices of Termination received by the RTB in Q3 2025

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 Q3 2025.

Table 4. Notices of Termination (NoTs) Received* by the RTB in Q3 2025**, by Date of Termination

Date of Termination		Total NoTs Received in Q3 2025 by Date of Termination		% of Total***	
2024 or prior		**4**		**0.07%**	
2025	**Q1**	**11**	**1042**	**0.20%**	**19.28%**
	Q2	**20**		**0.37%**	
	Q3	**506**		**9.36%**	
	Q4	**505**		**9.34%**	
2026	**Q1**	**3279**	**4348**	**60.67%**	**80.44%**
	Q2	**990**		**18.32%**	
	Q3	**67**		**1.24%**	
	Q4	**12**		**0.22%**	
2027 or after		**11**		**0.20%**	
Total		**5,405**		**100.00%**	

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

* 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.

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