

Terminating a tenancy (landlord or family member occupation)

Please read this carefully before completing the notice of termination. This note, along with the attached notice of termination and statutory declarations, is intended as a general guide only. You should consult the Residential Tenancies Act 2004 (as amended) for full legal requirements. The RTB is not responsible for any errors or omissions.

Who can terminate a tenancy

- Tenancies starting **on or after 1 March 2026**– you can only terminate the tenancy if you are a non-corporate landlord of 1 - 3 tenancies ('small landlord').

You may end the tenancy if you or a family member need to live in the dwelling. This includes your spouse, civil partner, child, stepchild, foster child, parent, step parent, parent-in-law, or an adopted child(*the list is not exhaustive*).

- Tenancies starting **before 1 March 2026**– no restriction based on landlord size.

Notice validity requirements

- You must serve a copy of the notice to the RTB on the same day you serve it on the tenant. **If you do not, the notice is invalid.** Same day service means that your tenant and the RTB receive your notice on the same day.
- You must give your tenant the appropriate number of days notice based on tenancy duration. The notice period starts the day after the notice is served. Extra days can be added to ensure the tenant gets the full amount of notice required.
- You must also provide a statutory declaration. The statutory declaration must be signed in person before one of the following: Commissioner of Oaths, Practicing Solicitor, Notary Public, or Peace Commissioner. This declaration cannot be signed by someone else on your behalf.

To submit the notice to the RTB

The best way to ensure both notices are received on the same day is to submit your notice through the RTB Service Centre at www.rtb.ie on the same day that you email it to your tenant.

We do not recommend sending the notice by post to your tenant and to the RTB. The notice will be invalid if the post is not delivered to the RTB and your tenant on the same day.

Joint inspection before the tenancy ends

To give the tenant an opportunity to address issues (e.g. cleaning, repairs and replacements for damage above wear and tear), a joint inspection should be carried out before the tenancy end date.

Documents

- **Notice of termination: Landlord or family member occupation**
- **Statutory declarations:**
 - Statutory declaration 1**
For tenancies which began **before 1 March 2026**
 - Statutory declaration 2**
For tenancies which began **on or after 1 March 2026**, terminated by a 'small landlord'.
Please use the correct declaration based on the number of landlords involved.

