

Terminating a tenancy (dwelling not suitable to tenant accommodation needs)

Please read this carefully before completing the notice of termination. This note, along with the attached notices of termination, 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.

Notice validity requirements

- You can terminate the tenancy if the dwelling is no longer suitable to the accommodation needs of the tenant.
- You must serve the notice on the tenant on the date of service listed in the notice.
- You must submit a copy to the RTB within 7 days of this date. **If you do not, the notice is invalid.**
- The best way to submit your notice to the RTB is through the RTB Service Centre at www.rtb.ie
- We do not recommend sending the notice by post to your tenant or the RTB as the notice will be invalid if the post is not delivered on the required dates.
- You must give your tenant a minimum of 90 days' notice.
- 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 statement outlining why the dwelling is no longer suitable, having regard to the **number of bed spaces** and **the size and composition of the occupying household**.

Joint inspection before the tenancy ends

To give the tenant/s 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: Dwelling no longer suitable for the tenant/s accommodation needs** (tenancy lasted **more than 6 months**)
- **Notice of termination: Dwelling no longer suitable for the tenant(s) accommodation needs** (tenancy lasted **less than 6 months**)

