

Terminating a tenancy (less than 6 months)

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

Reasons for termination

- If you are ending the tenancy because the tenant has breached their obligation, or because the dwelling no longer meets the tenant's accommodation needs, please use the RTB guides and templates titled: **"Terminating a tenancy (breach of tenant obligations)"** or **"Terminating a tenancy (dwelling no longer suitable to the accommodation needs of the tenant)"**. These scenarios require different templates.
- If the tenancy lasted **less than 6 months**– you must give the tenant between 90 and 120 days' notice. You cannot serve a notice if you have a fixed- term lease (with no break clause).
- The notice period starts the day after the notice is served.
- 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.

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: Other than breach of tenant obligations and dwelling no longer suitable to the accommodation needs of the tenant (tenancy lasted less than 6 months)

