



Notices of Termination (NoTs) Received by the RTB, Q2 2026

This document provides information on Notices of Termination received by the Residential Tenancies Board (RTB) in Q2 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 Q2 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 Q2 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 **Q2 2026**.

Table 1. Notices of Termination Received* by the RTB**, Q2 2026***

Period	Total NoTs Received by the RTB
Total – Q2 2026	4,031

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 Q2 2026.

Table 2. Notices of Termination Received* by the RTB by Reason for Termination**, Q2 2026

Types of NoTs	NoTs Received Q2 2026***	% of Total****
Landlord intends on selling the rental property	2,023	50.19%
Breach of tenant obligations	782	19.40%
Landlord/Landlord's family member intends on moving into the property	725	17.99%
Terminating before a Part 4/further Part 4 tenancy commences	252	6.25%
Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated	114	2.83%
Dwelling is no longer suitable to the accommodation needs of the tenants	94	2.33%
Reason not specified	23	0.57%
Landlord intends to change the use of the rental property	18	0.45%
Total	4,031	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 Q2 2026 by county of rental address.

Table 3. Notices of Termination Received* by the RTB by County of Rental Address**, Q2 2026

County of Rental Address	NoTs Received Q2 2026***	% of Total****
Carlow	34	0.84%
Cavan	35	0.87%
Clare	66	1.64%
Cork	399	9.90%
Donegal	80	1.98%
Dublin	1,730	42.92%
Galway	243	6.03%
Kerry	113	2.80%
Kildare	155	3.85%
Kilkenny	39	0.97%
Laois	44	1.09%
Leitrim	12	0.30%
Limerick	132	3.27%
Longford	35	0.87%
Louth	86	2.13%
Mayo	62	1.54%
Meath	85	2.11%
Monaghan	16	0.40%
Offaly	42	1.04%
Roscommon	41	1.02%
Sligo	45	1.12%
Tipperary	71	1.76%
Waterford	72	1.79%
Westmeath	66	1.64%
Wexford	80	1.98%
Wicklow	78	1.94%
Data not accessible	170	4.22%
Total	4,031	100%

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Breakdown of the termination dates specified on the Notices of Termination received by the RTB in Q2 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 Q2 2026.

Table 4. Notices of Termination (NoTs) Received* by the RTB in Q2 2026, by Date of Termination**

Date of Termination		Total NoTs Received in Q2 2026*** by Date of Termination		% of Total****	
2025 or prior		25		0.62%	
2026	Q1	27	3,272	0.67%	81.17%
	Q2	678		16.82%	
	Q3	602		14.93%	
	Q4	1,965		48.75%	
2027	Q1	660	717	16.37%	17.79%
	Q2	35		0.87%	
	Q3	15		0.37%	
	Q4	7		0.17%	
2028 or after		2		0.05%	
Blank		15		0.37%	
Total		4,031		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 Q2 2026

Table five provides a monthly breakdown of the Notices of Termination received by the RTB during the Q2 2026 period.

Table 5. Notices of Termination (NoTs) Received* by the RTB in Q2 2026, by Month**

Months	Total Number of NoTs
April 2026	1,350
May 2026	1,421
June 2026	1,260
Grand Total***	4,031

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