

**Notice of Termination**  
**(terminating a tenancy in the first six months - no Section 34 reason is required)**

As long as the tenancy is not subject to a fixed term lease, a landlord is entitled to terminate a tenancy during the first six months by serving a Notice of Termination which provides a minimum notice period of not less than 28 days or in the case of a Further Part 4 tenancy, a minimum notice period of not less than 112 days.

In order to allow the tenants an opportunity to fix any issues you may have with regard to the property i.e. cleaning, repairs and replacements in excess of normal wear and tear, it is recommended that you carry out an inspection a few days / weeks before the tenants are due to vacate and on the day they vacate the dwelling.

**SAMPLE NOTICE OF TERMINATION**  
**(not applicable to a fixed term lease)**

To: **(INSERT NAME)**

Your tenancy of the dwelling at **(Insert Address of Rented Dwelling)** will terminate on **XX/XX/XXXX**. You must vacate and give up possession of the dwelling on or before the termination date. The reason for the termination of the tenancy is due to the fact that the landlord is entitled to terminate the tenancy during the first six months by providing the minimum notice period applicable<sup>1</sup>, pursuant to the Residential Tenancies Acts 2004 to 2016.

You have the whole of the 24 hours of the termination date to vacate and give up possession of the above dwelling.

Any issue as to the validity of this notice or the right of the landlord to serve it, must be referred to the Residential Tenancies Board under Part 6 of the Residential Tenancies Acts 2004 to 2016 within 28 days from the date of receipt of it.

This notice is served on **XX/XX/XXXX**.

Signed:

\_\_\_\_\_  
**A. N. Other**

Landlord

**Please note** - In order to ensure that there is no delay on returning the deposit, I would suggest carrying out inspections on **(INSERT DATE)** and **(INSERT DATE)** at **(INSERT TIME)**. Please let me know if this time is convenient for you.

\_\_\_\_\_  
<sup>1</sup> This is 28 days for a new tenancy. If terminating in the first six months of a Further Part 4 tenancy, the minimum notice period is 112 days