

## **Notice of Termination (Breach of Tenant Obligations - Rent Arrears)**

### **Breach of Tenant Obligations – Rent Arrears**

If a tenant is in the dwelling for less than 6 months, a landlord can serve a 28 day Notice of Termination without giving any reason (subject to it not being a fixed term tenancy agreement). Where a landlord seeks to terminate a Part 4 tenancy (duration of tenancy 6 months or more) because the tenant has failed to pay rent, the following two-step procedure must be followed:

1. Serve a minimum of 14-days Warning Notice for failure to pay rent;
2. Serve a 28-day Notice of Termination of the tenancy.

**Duration of tenancy more than 6 months**

### **STEP 1: MINIMUM OF 14 DAYS WARNING NOTICE FOR RENT ARREARS**

**(The period given must have elapsed from the RECEIPT of this notice before a Notice of Termination can be served)**

To: **(INSERT NAME)**

This notice relates to your tenancy of the dwelling at **(Insert Address of Rented Dwelling)**.

You have failed to pay rent in accordance with your obligations under the Residential Tenancies Acts 2004 to 2015.

As of today, the **XX/XX/XXXX**, you owe rent arrears of **€XXXX.XX**.

If you fail to pay these rent arrears within XX days(minimum of 14 days), I am entitled to terminate your tenancy by serving a Notice of Termination on you.

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

Signed:

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**A. N. Other**

Landlord

## STEP 2: NOTICE OF TERMINATION

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 breach of your tenancy obligations. You have failed to pay rent on the dates it fell due for payment.

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 2015 within 28 days from the date of receipt of it.

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

Signed: \_\_\_\_\_

**A. N. Other**

Landlord

**In respect of a Notice of Termination, for counting purposes Day 1 begins on the day immediately following the date of service of the notice. The RTB recommend that you give additional days when calculating the required notice period to ensure sufficient notice is provided. The following examples give a couple of additional days.**