

Notice of Termination Returns Form to be provided to the Residential Tenancies Board

Please attach a copy of the Notice of Termination serviced with this form.

Where a tenancy has lasted more than 6 months, a Landlord serving a Notice of Termination* must now provide a copy of the Notice in question to the Residential Tenancies Board **within 28 days** of the expiration of the tenancy termination date. This applies even where the Tenant(s) have not yet vacated the dwelling.

If a Landlord wishes to have the validity of a Notice of Termination determined, or where a Tenant has failed to vacate a dwelling based on a valid Notice of Termination, a dispute application can be submitted separately to the RTB. Further information can be found at: <https://www.rtb.ie/dispute-resolution/dispute-resolution/dispute-resolution-process-faqs>

Grounds for service of a Notice of Termination pursuant to Section 34 of the Residential Tenancies Act:

***Please note that tenancies in place for 6 months or more may only be terminated under the following grounds:**

(Tick the relevant reasons why you've served the Notice of Termination)

- Breach of Tenant Obligations.
- Dwelling is no longer suitable to the accommodation needs of the tenant(s).
- Landlord intends, within 9 months of the termination date, to enter into an enforceable agreement for the transfer to another, for full consideration, of the whole of his or her interest in the dwelling or the property containing the dwelling.
- Landlord requires the dwelling or the property containing the dwelling for his or her own occupation or occupation by a family member.
- Landlord intends to substantially refurbish or renovate the dwelling or the property containing the dwelling in a way which requires the dwelling to be vacated for that purpose.
- Landlord intends to change the use of the dwelling or the property containing the dwelling.

Landlord and Tenancy Details

In order for the RTB to confirm and acknowledge receipt of the copy of your Notice of Termination, the following should be completed:

1. Name of Landlord(s) / Authorised Agent: **[INSERT NAME(S)]**

2. PPSN number of Landlord(s): **[INSERT NUMBER]**

3. Address of Landlord(s): -

Eircode (**required**):

County:

Country:

4. Registration number of Rented Dwelling: [RT **INSERT NUMBER**]

5. Name of Tenant(s) residing at Rented Dwelling: [**INSERT NAME(S)**]

6. Address of Rented Dwelling: -

Eircode (**required**):

County:

Country:

Important

It is an offence to knowingly or recklessly furnish false or misleading information to the Residential Tenancies Board. If found guilty, a person shall be liable on summary conviction to a fine of up to €4,000 or a term of up to six months or both.

Declaration of Landlord

I declare that all the information I have given on this form is correct.

Name of Landlord(s)/Authorised Agent: [**INSERT NAME(S)**]

Signature(s): [**INSERT LANDLORD(S)/AUTHORISED AGENT SIGNATURE**]

Date: [**INSERT DATE**]