



## Notices of Termination (NoTs) Received by the RTB, Q3 2022

This document provides information on Notices of Termination received by the Residential Tenancies Board (RTB) in Q3 2022. 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 Q3 2022 only, the quarter in which the recent change to the legislation described above occurred.

- **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. 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.

Please click [here](#) for more information on the legislative changes.

The below tables provide a breakdown of the NoTs received by the RTB in Q3 2022.

## Number of Notices of Termination received by the RTB

Table one provides the total number of Notices of Termination (NoTs) the RTB received in Q3 2022.

**Table 1.** Notices of Termination Received by the RTB, Q3 2022\*

Period	Total NoTs Received
<b>Total - Q3 2022</b>	<b>4,741</b>

**Note:** The data presented relates to the NoTs received via the standard and rent arrears processes.

\* Revisions of the data may occur following data checks and further processing.

\*\* In July 2022, the legislation surrounding NoTs issued having to be sent to the RTB changed.

## 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 Q3 2022.

**Table 2.** Notices of Termination Received by the RTB by Reason for Termination\*, Q3 2022\*\*

Types of NoTs	Total NoTs Received	% of Total***
<b>Landlord intends on selling the rental property</b>	2,845	60.01%
<b>Landlord/Landlord's family member intends on moving into the property</b>	794	16.75%
<b>Breach of tenant obligations</b>	738	15.57%
<b>Terminating before a Part 4/further Part 4 tenancy commences</b>	136	2.87%
<b>Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated</b>	85	1.79%
<b>Dwelling is no longer suitable to the accommodation needs of the tenants</b>	44	0.93%
<b>Landlord intends to change the use of the rental property</b>	25	0.53%
<b>Reason given not specified in Act or no reason given</b>	74	1.56%
<b>Total</b>	<b>4,741</b>	<b>100.00%</b>

**Note:** The data presented relates to the NoTs received via the standard and rent arrears processes.

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\*\*\* Due to rounding percentages may not add up to 100%.

## County breakdown of Notices of Termination

Table three provides the total number of Notices of Termination (NoTs) the RTB received in Q3 2022 by county of rental address.

**Table 3.** Notices of Termination Received by the RTB by County of Rental Address\*, Q3 2022\*\*

County of Rental Address	Total	% of Total***
Carlow	69	1.46%
Cavan	33	0.70%
Clare	82	1.73%
Cork	500	10.55%
Donegal	88	1.86%
Dublin	1,839	38.79%
Galway	286	6.03%
Kerry	120	2.53%
Kildare	219	4.62%
Kilkenny	68	1.43%
Laois	88	1.86%
Leitrim	27	0.57%
Limerick	211	4.45%
Longford	42	0.89%
Louth	96	2.02%
Mayo	74	1.56%
Meath	127	2.68%
Monaghan	26	0.55%
Offaly	47	0.99%
Roscommon	56	1.18%
Sligo	54	1.14%
Tipperary	117	2.47%
Waterford	119	2.51%
Westmeath	76	1.60%
Wexford	154	3.25%
Wicklow	123	2.59%
<b>Total</b>	<b>4,741</b>	<b>100.00%</b>

**Note:** The data presented relates to the NoTs received via the standard and rent arrears processes.

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## Breakdown of the termination dates specified on the Notices of Termination received by the RTB

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. New legislation brought in, means certain tenancies which were due to terminate between 30 October 2022 and 31 March 2023 may have had the tenancy termination date deferred. Tenancies which were due to end before 30 October 2022 were not covered by the protections.

There are five different deferred termination dates that can apply. The deferred termination date that applies depends on the end date stated on the Notice of Termination and the length of the tenancy. Information on deferred termination dates can be found [here](#).

**Table 4.** Notices of Termination (NoTs) Received\* by the RTB in Q3 2022\*\*, by Date of Termination

Date of Termination		Total NoTs		% of Total***	
2020		5		0.11%	
2021		26		0.55%	
2022	Q1	55	1,707	1.16%	36.01%
	Q2	145		3.06%	
	Q3	862		18.18%	
	Q4	645		13.60%	
2023	Q1	2,237	2,999	47.18%	63.26%
	Q2	688		14.51%	
	Q3	53		1.12%	
	Q4	21		0.44%	
2024		2		0.04%	
2025		2		0.04%	
<b>Total</b>		<b>4,741</b>		<b>100.00%</b>	

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