

Required Notice Periods (Tenant)

Termination by Tenant

Below are the notice periods a Tenant must give a Landlord pursuant to Section 66, Table 2 of Residential Tenancies Act 2004 (the “2004 Act”) as amended by the Residential Tenancies (Amendment) Act 2015 (the “2015 Act”).

Duration of Tenancy	Notice Period
Less than 6 months	28 days
6 or more months but less than 1 year	35 days
1 year or more but less than 2 years	42 days
2 years or more but less than 4 years	56 days
4 years or more but less than 8 years	84 days
8 or more years	112 days

The situations in which a Tenant may wish to serve a Notice of Termination on their Landlord vary and will have different requirements depending on the circumstances.

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 PRTB recommend that you give additional days when calculating the required notice period to ensure sufficient notice is provided. The examples below give a couple of additional days.