



Notices of Termination (NoTs) Received by the RTB, Q1 2023

This document provides information on Notices of Termination received by the Residential Tenancies Board (RTB) in Q1 2023. 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 Q1 2023 only, the third quarter since 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 Q1 2023. It is important to note data from Q3 2022 onwards is not comparable to data published in previous quarters due to changes in legislation.

Number of Notices of Termination received by the RTB

Table one provides the total number of Notices of Termination (NoTs) the RTB received in Q1 2023.

Table 1. Notices of Termination Received* by the RTB**, Q1 2023

Period	Total NoTs Received by the RTB
Total - Q1 2023	4,753

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

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

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

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 Q1 2023.

Table 2. Notices of Termination Received* by the RTB by Reason for Termination**, Q1 2023

Types of NoTs	NoTs Received Q1 2023	% of Total***
Landlord intends on selling the rental property	2,631	55.35%
Breach of tenant obligations	885	18.62%
Landlord/Landlord's family member intends on moving into the property	861	18.11%
Terminating before a Part 4/further Part 4 tenancy commences	257	5.41%
Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated	54	1.14%
Dwelling is no longer suitable to the accommodation needs of the tenants	45	0.95%
Landlord intends to change the use of the rental property	16	0.34%
Reason given not specified in Act or no reason given	4	0.08%
Total	4,753	100.00%

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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 Q1 2023 by county of rental address.

Table 3. Notices of Termination Received* by the RTB by County of Rental Address**, Q1 2023

County of Rental Address	NoTs Received Q1 2023	% of Total***
Carlow	49	1.03%
Cavan	34	0.72%
Clare	54	1.14%
Cork	525	11.05%
Donegal	68	1.43%
Dublin	2,011	42.31%
Galway	251	5.28%
Kerry	95	2.00%
Kildare	232	4.88%
Kilkenny	60	1.26%
Laois	90	1.89%
Leitrim	32	0.67%
Limerick	174	3.66%
Longford	38	0.80%
Louth	80	1.68%
Mayo	69	1.45%
Meath	134	2.82%
Monaghan	21	0.44%
Offaly	43	0.90%
Roscommon	43	0.90%
Sligo	64	1.35%
Tipperary	103	2.17%
Waterford	136	2.86%
Westmeath	75	1.58%
Wexford	138	2.90%
Wicklow	134	2.82%
Total	4,753	100.00%

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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 in Q1 2023. 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 that were due to end before 30 October 2022 or that are due to end after 31 March are 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 Q1 2023**, by Date of Termination

Date of Termination		Total NoTs Received in Q1 2023 by Date of Termination		% of Total***	
2021		5		0.11%	
2022		46		0.97%	
2023	Q1	671	4,663	14.1%	98.11%
	Q2	654		13.8%	
	Q3	2,632		55.4%	
	Q4	706		14.9%	
2024		37		0.78%	
2025		2		0.04%	
Total		4,753		100.00%	

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