**Notice To Terminate Tenancy Agreement**

**By Landlord/Agent**

*under the Residential Tenancies Act 2010*

**Please complete this form using a black pen in BLOCK LETTERS**

To: …….………………………………………………………………………………….……...................................

*(name of tenant/s)*

I give you notice to deliver up vacant possession of the premises at:

Address of premises ………...……………………………………………………………………………………….

 …………………………………………………………………….…Postcode……………..

On: \_\_\_/\_\_\_/\_\_\_ *(insert date on which tenant is required to vacate premises)*

**NB: Unless this notice is being given for the end of fixed term tenancy you can vacate and hand back possession any time prior to this date and your responsibility to pay rent ceases from that date** (section 110).

This notice is being given on the following grounds:

*(tick appropriate box to indicate the grounds/reason and complete details as required)*

** End of fixed term tenancy:** 30 days minimum noticerequired*(Section 84)*

** Termination of periodic tenancy without a reason:** 90 days notice *(Section 85)*

(NB: cannot be used for tenancies over 20 years).

** Sale of premises (landlord has entered into contract for sale dated \_\_/\_\_/\_\_ requiring them to give vacant possession to purchaser):** 30 days notice (*Section 86)*

** Non-payment of rent:** 14 days notice (*Sections 88 & 89)*

(NB: tenant must be at least 14 days behind with their rent at the time of service. If after serving this notice the tenant pays all the rent owing or enters into and fully complies with an agreed repayment plan the tenant is able to stay in the premises and continue the tenancy, unless the landlord/agent applies for and successfully obtains a termination order due to the tenants frequent failure to pay rent on time).

** Other breach of agreement, besides unpaid rent:** 14 days notice (*Section 87)*

**The tenant has breached clause/s………….of the residential tenancy agreement dealing with…..…………….…………………………………………………………………**

** Death of the tenant:** No minimum noticeperiod*(Section 108)*

** Premises destroyed or wholly or partly uninhabitable/cease to be useable as a residence/ appropriated/acquired by authority by compulsory process:** (cross out whichever not applicable). No minimum notice period *(Section 109)*

**SERVICE OF NOTICE (section 223)**

**Notice given** **by**: **** Delivering it to the tenant in person

 **** Mailing it to the tenant (allow 4 working days for service)

 **** Personally putting it in the tenant’s letterbox, in an envelope addressed to the tenant

 **** Delivering it to somebody in person over 16 at the premises

 **** Faxing it to the tenant

………………………………………………………….. ……../…..…/……..

*(signature of landlord or agent) (date delivered/posted)*

*Name of landlord/agent………………………………………………………………………………….*

*Contact phone number of landlord/agent……………………………………………………………...*