

EXAMPLE NOTICE OF TERMINATION

Termination by Landlord pursuant to paragraph 1 of the Table to s.34 of the Residential Tenancies Act 2004

To: [INSERT NAME(S) OF THE TENANT(S)]

Your tenancy of the dwelling at [INSERT ADDRESS OF RENTED DWELLING] will terminate on [INSERT TERMINATION DATE (DAY, MONTH and YEAR)] (the "termination date").

The reason for termination of the tenancy is due to the breach of your tenancy obligation(s) in that you failed to pay rent in accordance with the terms of the tenancy agreement and your obligations under the Residential Tenancies Act, 2004.

You have the whole of the 24 hours of the Termination Date to vacate possession of the dwelling.

Any issue as to the validity of this notice or the right of the Landlord to serve it, must be referred to the Private Residential Tenancies Board under Part 6 of the Residential Tenancies Act 2004 within 28 days from the receipt of it.

This notice is served on _____[INSERT DATE OF SERVICE]

Signed: _____
Landlord/Landlord's Agent