

# Changes to the property

## 90 DAY NOTICE TO TERMINATION OF TENANCY

Section 51, Residential Tenancies Act 1986

Dear \_\_\_\_\_

Address \_\_\_\_\_

The property you are living in will be undergoing extensive alterations, refurbishment, repairs, or redevelopment which will make it impractical for you to remain in occupation of the property while the work is undertaken.

As per the Residential Tenancies Act 1986 I am hereby giving you 90 days' notice that the Tenancy will terminate on \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_. You will need to have vacated the premises by this date.

If you wish to discuss the above matter, phone \_\_\_\_\_

or email \_\_\_\_\_

Best regards,

Landlord / Agent \_\_\_\_\_

Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

### Notice served by *(please tick)*

- Handed over to the tenant in person  
*(classed as received immediately)*
- Left in the premises' letter box or clearly attached to the door  
*(allow 2 extra working days for service time)*
- Posted to the address or Post Office Box  
*(classed as received on the 4th working day after the date it was posted)*
- Sent to email or fax number listed on the tenancy agreement **after 5pm**  
*(classed as received on the next working day)*
- Sent to email or fax number listed on the tenancy agreement **before 5pm**  
*(classed as received on that same day)*