

# Vacant Possession from Sale of House

## 90 DAY NOTICE TO TERMINATION OF TENANCY

Section 51, Residential Tenancies Act 1986

Dear \_\_\_\_\_

Address \_\_\_\_\_

The property you are living in has just been sold.

Unfortunately, the new owner has requested vacant possession.

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)*