

## **STEP ONE: SAMPLE WARNING NOTICE FOR ANTI-SOCIAL BEHAVIOUR**

*To: Tenants of Dwelling at 123 Any Road, Anywhere, Co. Any County*

I am directed by the Residential Tenancies Board, as your landlord, to serve the following notice on you:

In accordance with section 16(h) of the Residential Tenancies Act 2004 you are obliged not to behave within the above dwelling, or in the vicinity of it, in a way that is anti-social. You are also obliged not to allow other occupiers of, or visitors to, the above dwelling to behave within it, or in its vicinity, in a way that is anti-social.

In accordance with section 17 of the Act "behave in a way that is anti-social" means;

*(a) engage in behaviour that constitutes the commission of an offence, being an offence the commission of which is reasonably likely to affect directly the well-being or welfare of others,*

*(b) engage in behaviour that causes, or could cause fear, danger, injury, damage or loss to any person living, working or otherwise lawfully in the dwelling concerned or its vicinity and without prejudice to the generality of the foregoing, includes violence, intimidation, coercion, harassment or obstruction of, or threats to, any such person, or*

*(c) engage, persistently, in behaviour that prevents or interferes with the peaceful occupation*

*(i) by any other person residing in the dwelling concerned, of that dwelling,*

*(ii) by any person residing in any other dwelling contained in the property containing the dwelling concerned, of that other dwelling, or*

*(iii) by any person residing in a dwelling ("neighbourhood dwelling") in the vicinity of the dwelling or the property containing the dwelling concerned, of that neighbourhood dwelling.*

As landlord of the dwelling I am required by section 15 of the Act to enforce the tenant obligations applying to you.

If this or any other form of anti-social behaviour recurs or is engaged in by you or your visitors or other occupants of the dwelling, take note that I am required to immediately proceed to terminate your tenancy and will accordingly, if such behaviour occurs, serve Notice of Termination on you to terminate your tenancy of the above dwelling.

Signed:\_\_\_\_\_ (Landlord)

Date:

## STEP TWO: SAMPLE NOTICE OF TERMINATION – BREACH OF OBLIGATIONS

To: **(INSERT NAME)**

Your tenancy of the dwelling at **(Insert Address of Rented Dwelling)** will terminate on **(insert termination date)**. You must vacate and give up possession of the dwelling on or before the termination date.

The reason for the termination of the tenancy is due to the breach of your tenancy obligations due to on-going anti-social behaviour. This is despite receiving a letter dated the **(insert date here)**.

You have the whole of the 24 hours of the termination date to vacate and give up possession of the above dwelling.

Any issue as to the validity of this notice or the right of the landlord to serve it, must be referred to the Residential Tenancies Board under Part 6 of the Residential Tenancies Acts 2004 to 2015 within 28 days from the date of receipt of it.

This notice is served on **(insert date here)**.

Signed:

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**A. N. Other**

Landlord

**Please note** - In order to ensure that there is no delay on returning the deposit, I would suggest carrying out inspections on **(INSERT DATE)** and **(INSERT DATE)** at **(INSERT TIME)**. Please let me know if this time is convenient for you.