



Title of Report:	The Private Tenancies Act (NI) 2022 – Notice to Quit
Committee Report Submitted To:	Environmental Services
Date of Meeting:	14th June 2022
For Decision or For Information	For Information

Linkage to Council Strategy (2021-25)	
Strategic Theme	Healthy, Active and Engaged Communities
Outcome	Delivery of statutory responsibilities
Lead Officer	Head of Health & Built Environment

Budgetary Considerations	
Cost of Proposal	N/A
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 **Purpose of Report**

1.1 The purpose of this report is to advise Council of new legislative requirements in relation to Notice to Quit periods in the private rented sector.

2.0 **Background**

2.1 Further to committee report ES220111 and CM220201 Council was consulted upon the Private Tenancies Bill in relation to Notice to Quit periods for landlords and tenants in the private rented sector and provided a consultation response.

2.2 The Private Tenancies Act (NI) 2022 received Royal Assent on 27th April 2022 and made a number of changes to the Private Tenancies Order (NI) 2006. A number of provisions within the new Act will require further Regulations and Commencement Orders to be made by the Department of Communities however the requirements relating to the length of notice to quit that landlords and tenants are required to give took effect immediately.

2.3 The minimum notice to quit period is dependent upon the length of tenancy. The notice to quit periods set out in the tables below apply from 5th May 2022.

2.4 Minimum notice to quit period a landlord must give their tenant:

Length of tenancy	Notice to quit
Tenancy not been in existence for more than 12 months	No less than 4 weeks' written notice
Tenancy has been in existence for more than 12 months but not more than 10 years	No less than 8 weeks' written notice
Tenancy has been in existence for more than 10 years	No less than 12 weeks' written notice

2.5 Minimum notice to quit period a tenant must give their landlord:

Length of tenancy	Notice to quit
Tenancy not been in existence for more than 10 years	No less than 4 weeks' written notice
Tenancy has been in existence for more than 10 years	No less than 12 weeks' written notice

3.0 **Recommendation**

It is recommended that the report be noted.