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**Notice of anti-social behaviour**

Date:

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Dear [enter tenant details]

Tenancy at: [enter tenancy address]

I am writing to let you know of an instance of anti-social behaviour in connection with your periodic tenancy. This behaviour is contradictory to your responsibilities under the Residential Tenancies Act 1986 (the RTA). If the tenants or a person inside the premises with the tenant’s permission engages in anti-social behaviour on three separate occasions within a 90-day period, and I give you notice of this on each occasion, I have the right to apply for termination of this tenancy under section 55A(1) of the RTA.

Anti-social behaviour means harassment, or any other act or omission (whether intentional or not) that reasonably causes alarm, distress or nuisance that is more than minor.

It is recorded that: [insert name of person or persons engaging in anti-social behaviour (if known)]

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[clearly describe the specific behaviour which was considered to be anti-social behaviour]

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[insert the date, location and approximate time of the anti-social behaviour]

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This is the [insert whether first, second or third]   instance of anti-social behaviour
in connection with your tenancy within a 90-day period, for which I have issued you a notice. The 90-day period began on [enter date of the first occasion relied on that you considered anti-social behaviour occurred].

You have the right to make an application to the Tenancy Tribunal challenging this notice.

Complete the section below if applicable or strike out/delete if this is the first notice.

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The previous notice(s) about anti-social behaviour during this tenancy were given to you on:

First notice: [enter date]

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Second notice: [enter date]

I enclose a copy of the  [insert whether first or first and second] notice for your records.

Note: It is recommended that a copy of any previous notices is included.

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Tick if the following is applicable:

As this is the third occasion within a 90-day period that anti-social behaviour has occurred, and a valid notice of anti-social behaviour has been given to you on each occasion, I have the right to make an application to the Tenancy Tribunal to end your tenancy under section 55A(1) of the Residential Tenancies Act 1986.

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Please contact me if you have any questions.

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Phone: Mobile:

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Email:

Address:

Yours sincerely

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Delivery date:

Delivery method: (tick the applicable delivery method)

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mail (\*allow 4 extra working days from but not including today)

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hand into letterbox (\*allow 2 extra working days from but not including today)

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email to an email address given as an additional address for service
(\*if sent by email after 5pm, allow one extra working day from but not including today)

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fax to a facsimile number given as an additional address for service
(\*if sent by fax after 5pm, allow one extra working day from but not including today)

hand to tenant

Note: Please ensure you keep a copy of this document for your own records.