

Notice of anti-social behaviour

Date:

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)]*

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

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

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.

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

First notice: *[enter date]*

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.

Please contact me if you have any questions.

Phone:

Mobile:

Email:

Address:

Yours sincerely

Delivery date:

Delivery method: (tick the applicable delivery method)

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

☐

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

☐

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.