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## STATUTORY INSTRUMENTS

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# 2006 No. 1459

## The Private Tenancies (Northern Ireland) Order 2006

### PART II

#### OBLIGATIONS OF LANDLORDS AND TENANTS

##### *Duration of private tenancies*

##### [<sup>F1</sup>Length of notice to quit: by tenants

**14A.**—(1) A notice by a tenant to quit a dwelling-house let under a private tenancy is not valid unless—

- (a) it is given in writing, and
  - (b) it is given not less than the relevant period before the date on which it is to take effect.
- (2) For the purposes of paragraph (1) the relevant period is—
- (a) 4 weeks, if the tenancy has not been in existence for more than 10 years;
  - (b) 12 weeks, if the tenancy has been in existence for more than 10 years.
- (3) Paragraph (1) applies regardless of the date on which the private tenancy was granted.

(4) The Department may by regulations amend paragraph (2) so as to provide that, in relation to a tenancy in existence for more than 12 months but not more than 10 years, the relevant period is a period that is more than 4 weeks but not more than 12 weeks.

(5) Regulations under paragraph (4) may provide that the relevant period is different in different cases within that paragraph described by reference to the period for which the tenancy has been in existence.

(But this is without prejudice to the application of section 17(5) of the Interpretation Act (Northern Ireland) 1954.)

(6) Any amendment made by virtue of regulations under paragraph (4) does not apply in relation to a notice to quit given before the date on which the amendment comes into operation.]

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#### Textual Amendments

- F1** Art. 14A inserted (28.4.2022 for specified purposes) by [Private Tenancies Act \(Northern Ireland\) 2022](#) (c. 20), [ss. 11\(6\)](#), [14\(2\)\(g\)\(3\)-\(5\)](#) (with [s. 11\(11\)](#))

**Changes to legislation:**

There are currently no known outstanding effects for the The Private Tenancies (Northern Ireland) Order 2006, Section 14A.