

Factsheet 8: How to end a tenancy

This factsheet provides you with useful information on how to go about ending your tenancy.

Fixed term tenancy

If you have a fixed term tenancy, you can not end your tenancy before the agreement expires. In order to end the tenancy:

- You and your landlord must agree to end the tenancy early. This is called “surrender”. It is best to get your landlord’s agreement in writing as if the tenancy is not surrendered properly you will remain liable for the rent. Please note that if you are a joint tenant, you will need the agreement of the other tenant(s) before you can surrender your tenancy.
- There is a “break clause” in your tenancy agreement. This allows you to end your tenancy before the agreement expires. The break clause will outline how much notice you have to give your landlord. Please note that if you are a joint tenant, you will need the agreement of the other tenant(s) before you can pursue this option.

Not a fixed term tenancy

If you do not have a fixed term tenancy or it has expired, you can end your tenancy by giving your landlord a valid notice to quit. This notice must:

- Be in writing
- Give atleast 4 weeks notice, a month if you have a monthly tenancy or it could be longer. Please check your tenancy agreement to see how much notice you are required to give.

Please note that if you are a joint tenant, you can give your landlord a notice to quit with or without the agreement of the other tenant(s).

Last day of a fixed term tenancy

If you have a fixed term tenancy, you can leave on the actual day your tenancy ends without serving a notice to quit but please do inform your landlord as this can help avoid disputes later on (such as the return of your deposit). If you or any other joint tenant(s) remain in the property (even a day longer) you must end your tenancy by giving notice or surrendering your tenancy.

Are you a joint tenant?

Is you signed one tenancy agreement when you moved in, you will hold a joint tenancy. If each member in your household signed a separate agreement with the landlord, you are likely to hold separate tenancies.

For more information please contact Shelters housing advice helpline in 0808 800 4444 or visit www.shelter.org.uk/advice. You can also contact your nearest Citizens Advice Bureau.