

What is Security of Tenure?



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Security of tenure means that after 6 months' continuous renting, a tenant can stay in a property long-term unless the landlord has a valid legal reason to end the tenancy (such as sale, family use, substantial refurbishment, change of use, or serious breach of obligations, for example, not paying the rent).

Since June 2022, once a tenant gains security of tenure, the tenancy rolls on indefinitely unless ended on legal grounds.

You automatically get security of tenure and can stay in your rented property indefinitely if:

- Your tenancy was created after 10 June 2022.
- You have been renting for at least 6 months.
- You haven't been served with a valid written notice of termination.

This is known as a tenancy of unlimited duration.

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Before this change, tenancies ran in cycles (6-year cycles). Now, there's no fixed end point, they continue until the tenant leaves, or the landlord ends it for a valid legal reason.

If your tenancy started before 11 June 2022:

The previous security of tenure rules apply until the current 6-year cycle of the tenancy ends.

If the landlord does not end the tenancy under the old rules, your tenancy automatically becomes a tenancy of unlimited duration after 6 years.

You can switch to a tenancy of unlimited duration now if your landlord agrees. If not, your tenancy will automatically become unlimited once your current 6-year cycle ends and renews.

For more information on security of tenure, visit the [RTB's website](#).

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Termination of tenancy

Even with security of tenure, a landlord can still end the tenancy, but only for specific legal reasons outlined in the Residential Tenancies Act, such as the landlord needing the property for themselves or a close family member, or if the tenant has breached the terms of the tenancy agreement.

For more information on termination of a tenancy reasons, visit the RTB's website.

