

These notes refer to the Private Tenancies (Coronavirus Modifications) Act (Northern Ireland) 2020 (c.2) which received Royal Assent on 4 May 2020

Private Tenancies (Coronavirus Modifications) Act (Northern Ireland) 2020

EXPLANATORY NOTES

OVERVIEW

9. The Act has 6 Sections. It temporarily modifies Article 14 of the Private Tenancies (NI) Order ('the 2006 Order'), which prescribes the length of the notice to quit period by reference to the duration of the tenancy (i.e. "the relevant period") to apply a 12 week notice to quit period for all tenancies during the "emergency period". The effect of this means that for tenancies of: (i) less than five years; and (ii) more than five but less than ten, the respective notice to quit period for these tenancies has been increased by (i) 8 weeks; and (ii) 4 weeks. For tenancies of 10 or more years the notice to quit period remains the same. The legislation clarifies that the extension of the notice to quit period will only apply to landlords.