Your rights if your relationship ends

Is the tenancy in one or both names?

One → Is the tenancy in your name?

- **YES** → You can ask the other person to leave - they have no right to stay in the accommodation. You have to give them notice to quit - this must be reasonable but doesn't have to be 28 days.
- **NO** → The other person can ask you to leave. You are entitled to some notice to quit - but this doesn't have to be 28 days.

Both → Who do you rent from?

- **The Housing Executive or a Housing Association** → If you are staying make sure the other person doesn't give notice to quit. If either tenant gives notice to quit the tenancy ends.

  Talk to your local District Office or Housing Association if one of you wants to stay in the property, as it may be difficult for the other person to get housed.
- **A private landlord** → If one moves out the other will have to pay the rent until the end of the tenancy.

  If you want to stay in the property you will have to ask the landlord to end the joint tenancy and give you a new tenancy. Your landlord doesn't have to do this.

If you have children or are very vulnerable you may be able to ask the courts to put the tenancy into your name. The courts may consider you vulnerable if you have been a victim of domestic violence or your children could become homeless if you don't get the tenancy. You may have grounds to be rehoused by the Housing Executive as a full duty applicant

This is a complicated area of law and you should contact a solicitor for further information.