[Date]

[Tenant’s name]

[Tenant’s address]

[Tenant’s address]

[Town/City] [Post Code]

Email: [insert Tenant’s email]

Dear [insert Tenant name/s]

**Rent Arrears**

**Tenancy at: [Enter tenant’s address]**

We are writing to advise under the Residential Tenancies Act 1986 that this letter provides notice of a breach for **antisocial behaviour:**

**Antisocial behaviour** is any harrassment or any other act or ommision (whether intentional or not) if the act or ommision reasonably causes alarm, distress, or nuisance that is more than minor.

The following behaviour is considered to be **antisocial:**

**[describe here clearly what the behaviour was]**

We understand that [choose - you or if someone at the premises] engaged in such behavoiur at [insert date, approximate time and location].

This is the **second letter** notifying you of the antisocial behaviour within a 90 day period at these premises. The first notification was on [insert date]

Under the Residential Tenancies Act 1986, you do have a right to make an application to the Tenancy Tribunal if you wish to challenge this notice.

Yours sincerely

Property Manager’s Name

**Title**