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Notice to Quit

Ends a periodic tenancy. Serve it personally (or as the tenancy agreement allows) and keep proof of service.

Date of notice	23-Nov-2026	**Notice ref.**	NTQ/2026/03

TO (TENANT)

Tenant	Miss Ada Nwosu (example)	**Premises**	Flat 3, 15 Bode Thomas Street, Surulere, Lagos

NOTICE

I, Mr Kunle Balogun (example), the landlord of the premises above, give you notice to quit and deliver up possession of the premises, which you hold of me as a YEARLY tenant, on or before 30 June 2027, or at the end of the current term of your tenancy which will end next after the end of SIX (6) months from the date of service of this notice.

NOTICE PERIODS (LAGOS STATE TENANCY LAW 2011, S.13 — WHERE THE AGREEMENT SAYS NOTHING)

Type of tenancy	Minimum notice	Notes
Tenancy at will	1 week	
Weekly	1 week	
Monthly	1 month	
Quarterly	3 months	
Half-yearly	3 months	
Yearly	6 months	Most Nigerian residential lets
Fixed term (e.g. 2 years)	No quit notice needed	Ends on the agreed date — serve the 7-day owner's notice if the tenant stays

REASON (OPTIONAL — NOT REQUIRED FOR A PERIODIC TENANCY)

(e.g. owner wishes to renovate / occupy the premises; arrears of rent of ₦____ — leave blank if not stating a reason)

Landlord / solicitor

Name:

Date:

PROOF OF SERVICE

Served on		**Served by**	
Method	Personal service / pasted on door / registered post	**Witness**	

If the tenant is still in possession when the notice expires, serve a 7-day "Owner's Intention to Apply to Recover Possession" before going to court. Never lock a tenant out, remove the roof or cut utilities — self-help eviction is unlawful.

This is a general template, not legal advice. Laws and practice differ between states — have a qualified lawyer review the final document before anyone signs or pays.

Free template from NigeriaBuildingCost.ng. Rates are indicative (Nov 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Manage My Property — track tenancy end dates and notices at https://nigeriabuildingcost.ng/property-management-software-nigeria