

Ending a tenancy agreement

How This Guide helps

The following guide provides you with basic information and advice on how to check your contract. If you would like additional support, you can contact us using the details below.

Contact Details



023 8059 2085



advice@susu.org



The Advice Centre - SUSU



susu.org/support

Wellbeing

It is important to recognise that it is normal and natural to feel some anxiety when you are following a formal process and that the University has support in place to help you with your wellbeing. You can contact the Universities Wellbeing Team on studenthub@soton.ac.uk or by calling **023 80 599 599**. They are available **24 hours a day, 7 days a week**.

Contract type and early release

When and how you leave your accommodation early partly depends on the type of contract you have. If you're unsure what type of contract you have you can use the Tenancy Checker Tool: [Link to Shelter tenancy checker.](#)

Some contracts, like 'licenses', may allow you to give 'notice' to the property owner before the end of the agreement - they may be easier to 'break'. Others (most Assured Shorthold Tenancies) may require a 'break clause' within the tenancy agreement, negotiation with the property owner, or finding an agreed replacement tenant.

Please note, it is expected that the Renters Reform Bill will be introduced during the 2025/26 academic year therefore some information in this guide may change. If unsure, please contact the Advice Centre for further information.

‘Break clause’

If your contract has a ‘break clause’ (a term allowing you to move out earlier than the end of the original fixed term), then you may be able to end your contract early. Very often a break clause requires you to inform the property owner in writing that you want to leave – and giving the property owner a specific timeframe (‘notice’). For example, it may require 1 months' notice, at the end of which you will be able to leave the accommodation and no longer be liable for rent.

If your contract does not contain a break clause, you may need to negotiate with the property owner and obtain any agreements for leaving earlier in writing.

Alternatively, with the written permission of your property owner and agreement of your housemates, you may be able to advertise the property and find a ‘replacement tenant’. A replacement tenant would be someone who would take over your contract releasing you from your obligations.

Important – Until you get an official confirmation of being released from the contract and/or a new tenant takes over your contract, you are still liable for rent, bills and any other terms and conditions of the tenancy.

Halls

The University of Southampton halls contract is usually fixed for a specific time period. The University discretion (not an obligation) to release students from their halls contract, however you usually must provide justification and evidence supporting your early release request. For example, if you are in financial hardship, you are ill or have any other 'crisis', which requires you to move out early, make sure you write to accommodation@soton.ac.uk and provide as much detail and evidence as possible.

Next steps

- Read your contract and try to identify what type of contract it is and whether it contains a 'break clause'.
- If your contract has a 'break clause', contact your property owner/agency in writing and provide them with the required notice.
- If you don't have a 'break clause' in your contract, speak to your property owner and ask whether they will be willing to release you early.
- Any agreements for early release, including permission to find a replacement tenant, should be made in writing (email is fine).
- If you need help with advertising the property, contact us on advice@susu.org.

Disclaimer:

While care has been taken to ensure that information contained in The Advice Centre publications is true and correct at the time of writing, changes in circumstances after the time of publication may impact on the accuracy of this information. The Advice Centre and SUSU cannot accept responsibility for any actions taken as a result of advice given in this publication.

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Providing free, independent, and confidential advice and information.

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