Notice of Rent Review - sample (Nigeria)

NOTICE OF RENT REVIEW

[LANDLORD'S FULL NAME], [landlord's address]

[Date]

[TENANT'S FULL NAME], [the flat / shop / house and full address of the premises]

Dear [Tenant's name],

RE: NOTICE OF RENT REVIEW - [2-BEDROOM FLAT, FIRST FLOOR, 12 EXAMPLE STREET, SURULERE, LAGOS]

Your current [yearly] tenancy of the above premises runs to [31 December 2026] at a rent of [Eight Hundred and Fifty Thousand (NGN 850,000) Naira Only] [per annum].

This is written notice that, if you wish to continue in the premises after that date, the rent from [1 January 2027] will be [Nine Hundred and Fifty Thousand (NGN 950,000) Naira Only] [per annum], a change of [NGN 100,000 (11.8%)].

This is a proposal for the next term and not a demand for the present one: the rent you agreed stands until [31 December 2026], and the new rent takes effect only on your written acceptance.

Please let me have your answer in writing by [30 November 2026]. If we do not agree a rent, the tenancy is not thereby ended; it continues on its present terms until it is lawfully determined by the notice your agreement or the law requires.

Nothing in this notice takes away your right under section 37 of the Lagos State Tenancy Law 2011 to apply to the court for an order declaring an increase unreasonable; by section 37(4) no tenant may be ejected while that application is pending.

Yours faithfully,

_____

[Landlord's full name, signature and phone number] - Landlord / for the Landlord

Received by: _____ (tenant) Signature: _____ Date: _____

For a yearly tenant in Lagos. The generator swaps the last paragraph for the chosen state: in Enugu it cites s.3(b) of the Landlord and Tenant (Amendment) Law 2008 (review only after every second anniversary, not more than 15%) and refuses to call a figure above the cap lawful; in the FCT and the other states it says the tenancy agreement governs. No state we have read fixes a notice period for a rent review - the quit-notice periods are a different question.