Reply to a Notice of Rent Review - tenant's sample (Nigeria)

REPLY TO A NOTICE OF RENT REVIEW

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

[Date]

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

Dear [Landlord's name],

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

I refer to your notice dated [1 November 2026] proposing that the rent of the above premises, which is [Eight Hundred and Fifty Thousand (NGN 850,000) Naira Only] [per annum] under my [yearly] tenancy running to [31 December 2026], should be [Nine Hundred and Fifty Thousand (NGN 950,000) Naira Only] [per annum] from [1 January 2027], a change of [NGN 100,000 (11.8%)].

I do not accept the proposed rent, but I wish to remain in the premises and I am willing to agree a rent of [Nine Hundred Thousand (NGN 900,000) Naira Only] [per annum] from [1 January 2027], a change on the present rent of [NGN 50,000 (5.9%)]; please confirm in writing whether you agree.

Until a rent is agreed in writing, the tenancy continues on its present terms, and I will go on paying the current rent on the day it falls due. Nothing in this letter is a notice to quit or a surrender of the tenancy.

I reserve my right under section 37 of the Lagos State Tenancy Law 2011 to apply to the court for an order declaring the proposed increase unreasonable, and I note that by section 37(4) no tenant may be ejected while such an application is pending.

Yours faithfully,

_____

[Tenant's full name, signature and phone number] - Tenant

Received by: _____ (landlord or agent) Signature: _____ Date: _____

A counter-offer from a yearly tenant in Lagos. The generator also writes a plain decline (renew at the current rent) and an acceptance, and swaps the last paragraph for the chosen state: in Enugu it cites s.3(b) of the Landlord and Tenant (Amendment) Law 2008 and, where the landlord's figure is more than 15% above the present rent, says so and declines it; in the FCT and the other states it asks that the review follow the tenancy agreement. Refusing

an increase is not arrears - keep paying the current rent on the day it falls due and keep the receipts.