



Early lease termination request letter (NY)

[Your name]

[Rental address, unit]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

Re: Request to terminate lease early at [rental address, unit]

Dear [Landlord name],

I am writing to request an early termination of my lease dated [lease start date], currently set to end on [lease end date]. I am asking to vacate by [proposed move-out date], for the following reason:

[Explain your reason — e.g., job relocation, health/safety, or a qualifying circumstance below]

[If applicable — choose the section(s) that fit and delete the rest:]

- Domestic violence / safety: Under New York General Obligations Law § 227-c, a tenant who is a victim of a family offense, sexual offense, stalking, or human trafficking may terminate a lease early with proper written notice and required documentation (such as a police report, order of protection, or a certified statement from a qualified professional). I have enclosed the required documentation and request the 30-day termination provided under this law.

- Senior or disabled tenant relocating to care: Under New York General Obligations Law § 227-a, a tenant age 62 or older, or a tenant with a disability, who needs to relocate to a residential health care facility, adult care facility, or similar care setting may terminate the lease with at least 30 days' written notice and supporting documentation, which is enclosed.

- Military orders: As a servicemember, I am entitled to terminate this lease under the federal Servicemembers Civil Relief Act, 50 U.S.C. § 3955, based on qualifying military orders (enclosed).

If none of the above applies to my situation, I'd still like to propose the following options so we can reach an agreement:

1. Assignment or sublet: I would like to find a qualified replacement tenant to take over the lease, consistent with my rights under New York Real Property Law § 226-b.

2. Mutual termination: I'm open to a mutual agreement to end the lease early, with any reasonable, documented costs you actually incur (such as reasonable advertising) offset against my security deposit or a negotiated buyout.

3. Early move-out with re-renting: If we can't reach an agreement, I plan to vacate on [date] regardless. I understand that under New York Real Property Law § 227-e, you have a legal duty to make reasonable and customary efforts to re-rent the unit and mitigate damages — I will not be responsible for rent beyond the date a new tenant's lease begins, or beyond the point a reasonable effort to re-rent should have succeeded.

Please let me know which option works for you, or propose an alternative. I'd like to resolve this in writing by [response deadline, e.g., 10 days from this letter].

Thank you for your time and consideration.

Sincerely,

[Your name]