Leaving a flat early (replacement tenant)

If you cannot wait for the next termination date: you propose a solvent replacement tenant willing to take over the lease on the same terms (Art. 264).

Fill in the fields in square brackets.

[First name Last name]
[Street, postcode, town]

Registered mail
[Name / company]
[Street, postcode, town]

[Place], [DD.MM.YYYY]

Early return of [3-room flat, street, postcode, town] with a replacement tenant

Dear Sir or Madam,

I would like to return the rented property [3-room flat, street, postcode, town] early, as of [DD.MM.YYYY].

Under Art. 264 of the Swiss Code of Obligations I propose the following replacement tenant: [name, phone, e-mail]. This person is solvent and willing to take over the lease on the same terms. Their application documents are enclosed.

At the same time, as a precaution, I give notice to terminate the lease as of the next possible regular date.

Please let me know your decision on the replacement tenant in writing within a reasonable time.

Yours faithfully,

[First name Last name]

Consent under Art. 266m (family home only):

[First name Last name]

Enclosures: replacement tenant's application (application form, debt enforcement record)

Legal basis: Swiss Code of Obligations (SR 220), Insurance Contract Act (SR 221.229.1), Health Insurance Act (SR 832.10), version in force, checked on 1 Nov 2026. There is no official English version of Swiss federal law: the articles are referred to, not quoted. Template by ConvivaPlus. Not legal advice.
All templates free at **conviva-plus.ch**