

RTB Quarterly Data Bulletin

Q1 2022

The Residential Tenancies Board (RTB) helps promote a better understanding of the rental sector through research.

The RTB Research and Data Hub

is an interactive tool which provides the public with easy access to information on the rental sector in Ireland collected by the RTB (www.rtb.ie/data-hub).

The Research and Statistics webpage

contains RTB statistics on the rental sector in Ireland and research publications by the RTB, such as the Quarterly Rent Index and the RTB Rental Sector Survey (www.rtb.ie/research).

RTB Rent Index, Q1 2022

The Rent Index is based on rents as reported by landlords of new tenancies registered with the RTB in each quarter. The Q1 2022 Rent Index is based on 10,414 private tenancies which were **newly registered** with the RTB during Q1 2022 and used in the sample.

Figure 1 presents standardised average rents in new tenancies for Q1 2022 at the county level and Figure 2 provides the Q1 2022 standardised average rent in new tenancies at the national level (€1,460) and for four regional breakdowns.

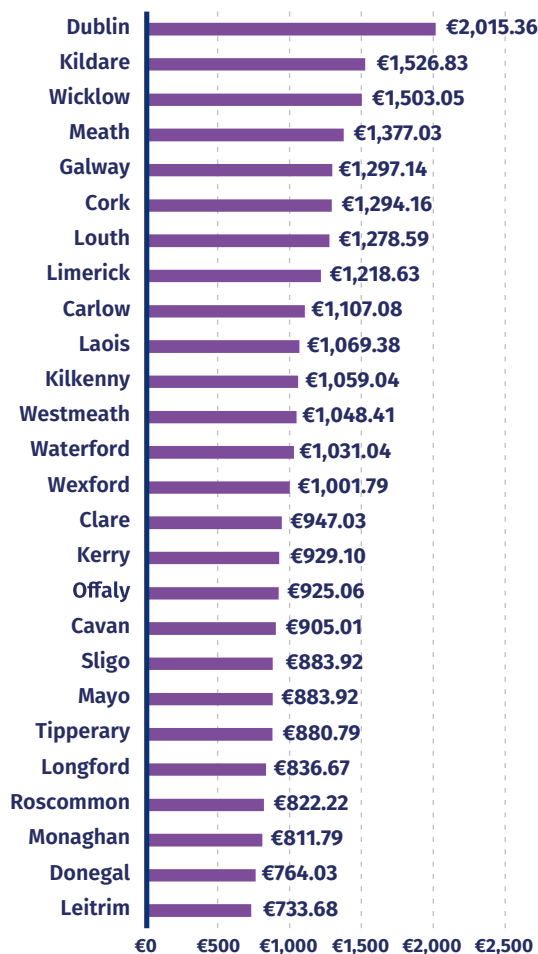
For further information, the report, infographic, and data on the Q1 2022 Rent Index, such as the standardised average rent in new tenancies at the local authority, local electoral area, and county level, see the RTB Research and Data Hub [here](#).

* The RTB uses the standardised average rent, which is a mix adjusted rent that takes account of the changing mix of properties in an area.

** The area Outside of Dublin takes into account every tenancy that is not in County Dublin. This area is also referred to as 'Non-Dublin'.

*** GDA - Greater Dublin Area. For comparison purposes, Dublin is excluded from the GDA region in the RTB Rent Index and thus the GDA refers to the surrounding counties of Meath, Kildare, and Wicklow.

Figure 1 – RTB Rent Index: Standardised Average Rent for New Tenancies by County, Q1 2022*



RTB Rent Index: Year-on-Year Rate of Change (%) in Rents in New Tenancies, Q1 2022*

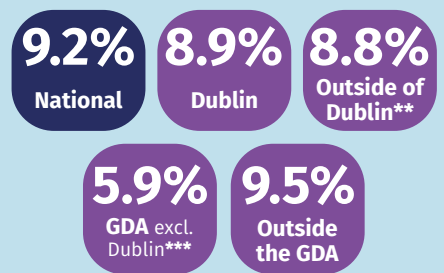
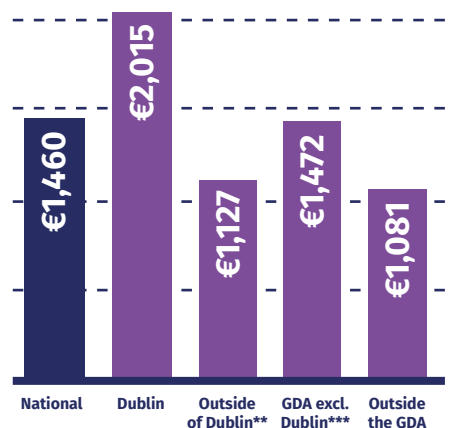


Figure 2 – RTB Rent Index: National and Regional Standardised Average Rents for New Tenancies, Q1 2022*



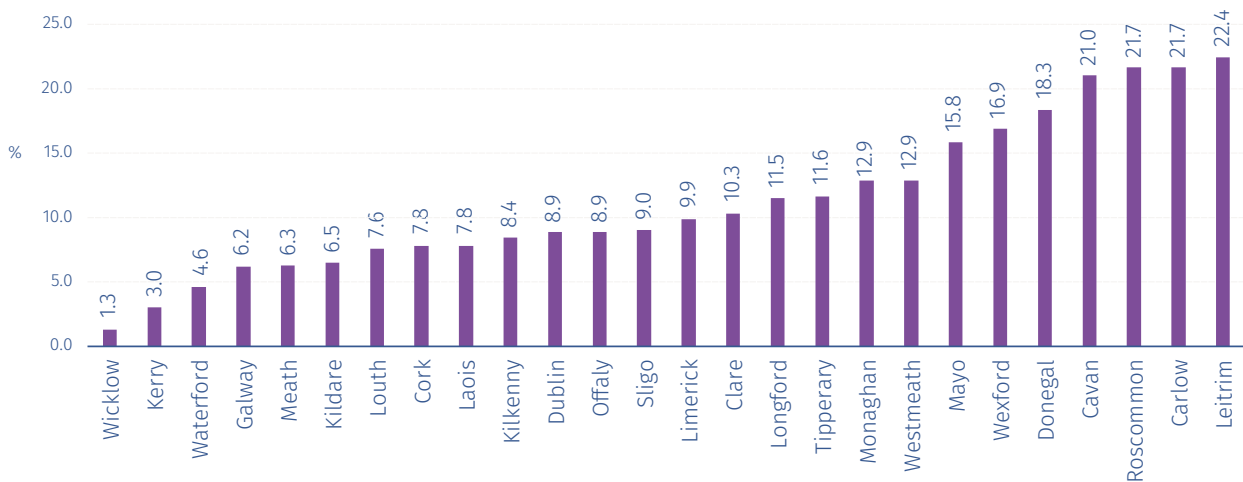
10,414

New Tenancies Registered with the RTB and used in the Q1 2022 Rent Index Sample

RTB Rent Index, Q1 2022 cont.

In Q1 2022, twelve counties had annualised growth in the standardised average rent for new tenancies above 10% (see Figure 3). On a yearly basis, at the county level, the lowest growth in the standardised average rent for new tenancies in Q1 2022 was in Wicklow at 1.3%. Leitrim reported 22.4% year-on-year growth in standardised average rent in new tenancies.

Figure 3 – RTB Rent Index: Year-on-Year Rate of Change (%) in Standardised Average Rent in New Tenancies, by County Q1 2022*



* The RTB uses the standardised average rent, which is a mix adjusted rent that takes account of the changing mix of properties in an area.

Notices of Termination (NoTs) Received by the RTB

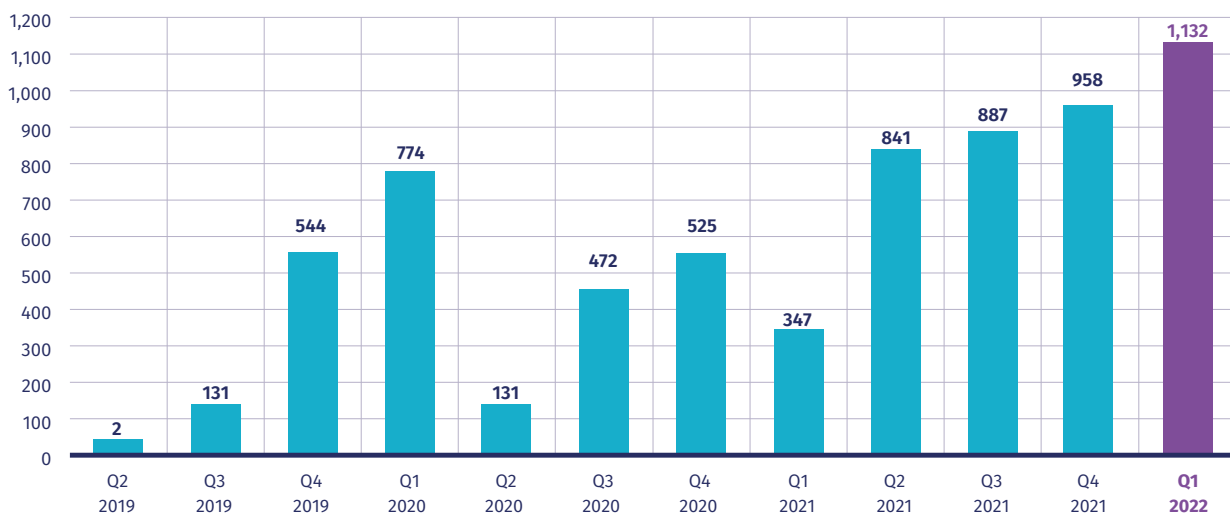
The process of collecting this information by RTB only began in June 2019. Prior to this there was no requirement to do so.¹ The numbers received in earlier quarters are lower when compared to subsequent quarters as a result.

Figure 4 provides the number of NoTs the RTB has received each quarter between Q2 2019 and Q1 2022. In Q1 2022, the RTB received the highest number of NoTs (1,132) in a single quarter since records began. Up to the end of Q1 2022 the RTB had received a total of 6,744 NoTs.

Based on the NoTs the RTB received, the most common reason reported by landlords for issuing NoTs is that the landlord intends to sell the property. This has consistently been the most common reason reported on the NoTs received each quarter since Q3 2019.

For further information on the NoTs the RTB receives from landlords see the RTB Research and Data Hub [here](#).

Figure 4 – Total Notices of Termination Received by the RTB per Quarter ■, Q2 2019 - Q1 2022 ■■



Note: Revisions of the data may occur following data checks.

- NoTs are self-reported by landlords. The number of items received should not be interpreted as directly correlating to one landlord/tenant/tenancy.
- Point in time data at the end of each quarter.

¹ If a landlord or tenant wants to end a tenancy, they must serve a valid written Notice of Termination (NoT). Changes to the legislation introduced new responsibilities in 2019 for landlords. Where a landlord ended a tenancy that lasted more than six months, a copy of the NoT was required to be sent to the RTB within 28 days of the tenancy termination date as listed on the Notice. From 6 July 2022, new legislation came into effect that requires landlords to send a copy of all NoTs to the RTB on the same day the Notice is served on the tenant. The NoT will be deemed invalid if this requirement is not met.

RTB Tenancy Registrations

This data is based on information included in tenancy registrations submitted to the RTB.

Figure 5 shows, at the end of 2021 there were estimated to be 276,223 private rented tenancies registered with the RTB. In 2021, due to a transfer to a new platform which hosts the Register and legislative change relating to the length of Part 4 tenancies², it was necessary to produce an estimate for the number of tenancies in the sector. Further information is available on the [RTB Research and Data Hub](#) on the reasons why an estimation was required and the methodology adopted.

At the end of 2021, there were 38,255 (estimated) Approved Housing Body (AHB) tenancies and 21,681 Student Specific Accommodation (SSA) tenancies registered with the RTB (see Table 1).

AHBs have been under the RTB’s remit since April 2016 and SSA since 2019. For further data on tenancy registrations see the RTB Research and Data Hub [here](#).

The end of year tenancy registration figures for 2022 will be published in 2023.

Table 1 – Private, Approved Housing Body (AHB), Student Specific Accommodation (SSA), and Total Tenancies Registered with the RTB at Year End (point in time[^]), 2017 - 2021

Tenancies Registered with the RTB	2017	2018	2019	2020	2021 Estimate
Private Rented	313,002	307,348	303,023	297,837	276,223 ^{^^}
AHB	26,445	29,542	32,662	34,169	38,255 ^{^^^}
SSA	-	-	28,414	10,691	21,681
Total (AHB, Private, & SSA)	339,447	336,890	364,099	342,697	336,159^{^^^}

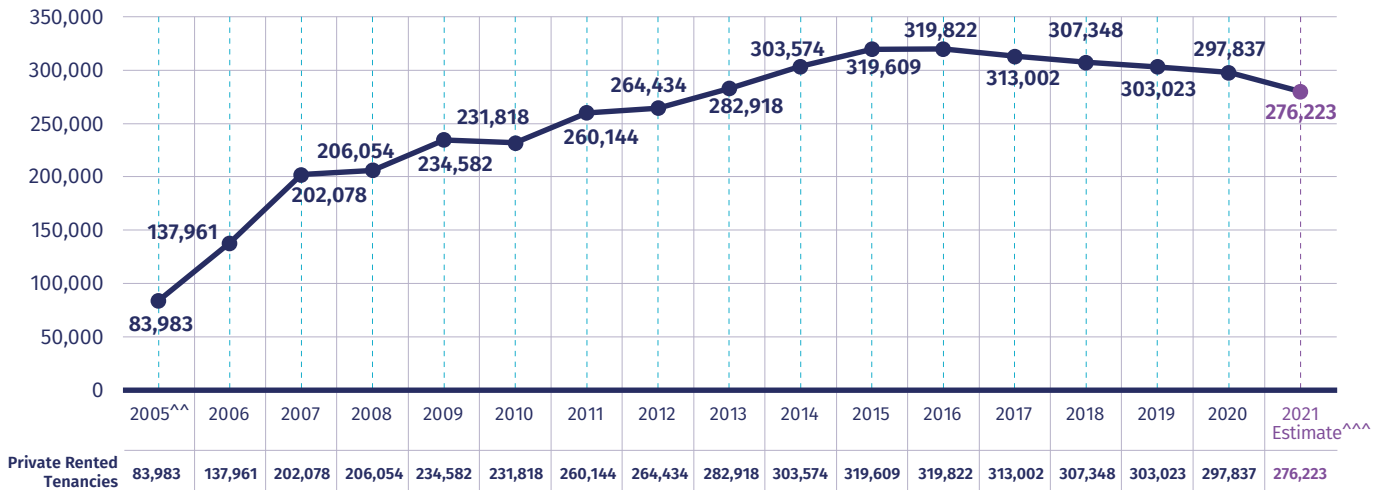
[^]Tenancy registration data is point in time, taken at the end of year, from the RTB Register and is based on the number of tenancies that have registered and paid.

^{^^}The registration figure is an estimation and has been developed using existing RTB data available to identify the estimated number of tenancies that would have been removed or renewed on the RTB Register in 2021, had the changes to the length of Part 4 tenancies not been introduced. Further information is available on the RTB Research and Data Hub on the reasons why an estimation was required, and the methodology adopted.

^{^^^}Due to changes to the platform which hosts the RTB Register in November 2021, this figure has been derived from data sourced from both platforms.

^{^^^}As outlined above, the 2021 figures are estimated.

Figure 5 – Number of Private Rented Tenancies Registered with the RTB at Year End (point in time[^]), 2005 – 2021



[^]Tenancy registration data is point in time, taken at the end of year, from the RTB Register and is based on the number of tenancies that have registered and paid.

^{^^}The 2005 data relates to the Annual Report for the period 01/09/2004 to the 31/12/2005.

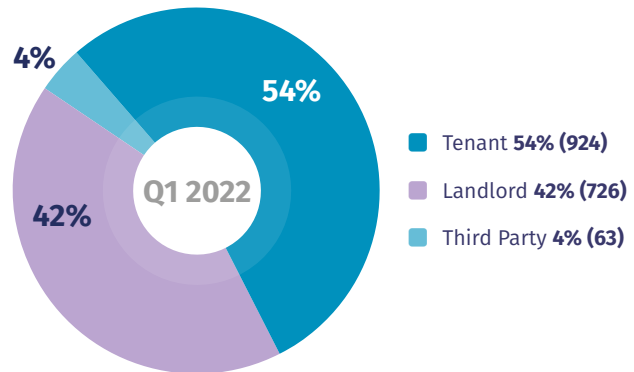
^{^^^}The registration figure is an estimation and has been developed using existing RTB data available to identify the estimated number of tenancies that would have been removed or renewed on the RTB Register in 2021, had the changes to the length of Part 4 tenancies not been introduced. Further information is available on the RTB Research and Data Hub on the reasons why an estimation was required, and the methodology adopted.

² For information on Part 4 tenancies see [here](#).

RTB Dispute Resolution Service Statistics

The RTB received
1,713
Dispute Resolution Service applications in Q1 2022

Figure 6 – Breakdown of Applications the RTB Received for Dispute Resolution by Case Parties, Q1 2022



Who Lodged Dispute Applications in Q1 2022?

Figure 6, above, shows the breakdown of applications made to the Dispute Resolution Service³ by applicant type.

Most of the 1,713 dispute resolution applications received by the RTB in Q1 2022 were submitted by tenants (54%). Landlords submitted 42% of the applications and 4% were from third parties. Figure 7 shows trends in the number of dispute resolution applications received and the breakdown of these applications received by case parties, from Q1 2018 to Q1 2022.

For more graphs on the dispute applications the RTB has received see the RTB Research and Data Hub [here](#).

Reasons for Rental Disputes in Q1 2022⁹

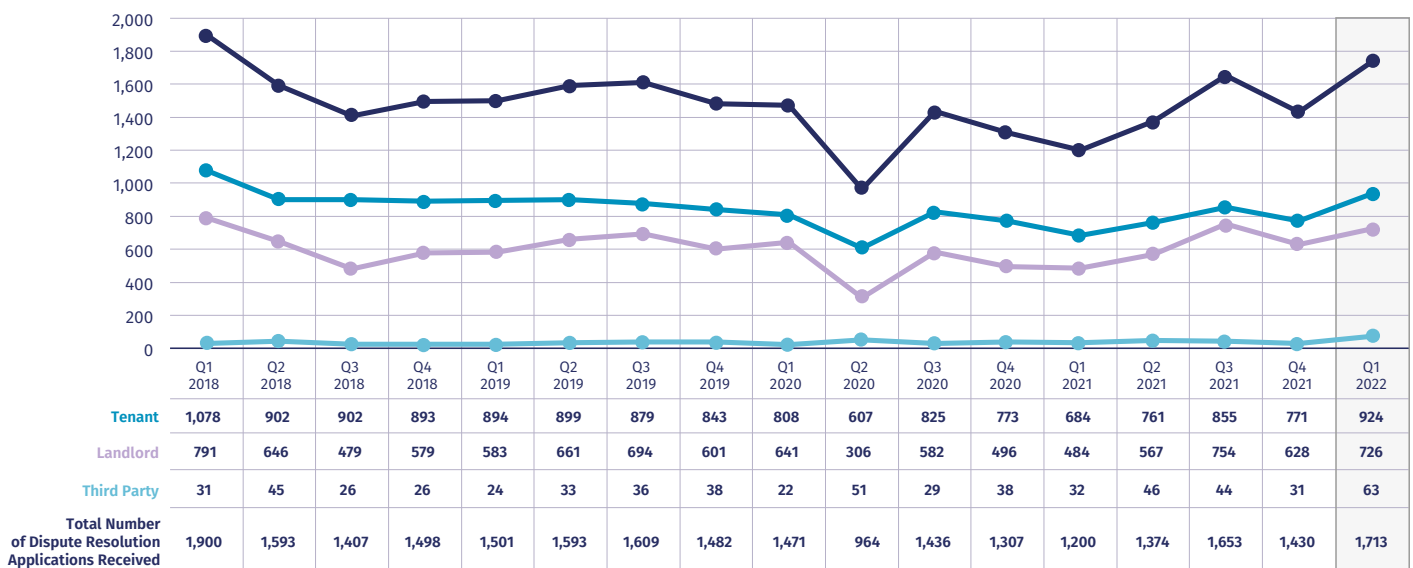
The top four reasons for dispute listed on Dispute Resolution Service applications received in Q1 2022 were:

1. Rent arrears/rent arrears and overholding (31% of cases),
2. Breach of landlord obligations (19% of cases),
3. Validity of Notice of Termination (19% of cases), and
4. Deposit retention (19% of cases).

For tables showing the quarterly breakdown of the reasons for dispute listed on dispute resolution applications received see the RTB Research and Statistics webpage [here](#).

⁹There can be multiple reasons, referred to as dispute types, on each application for dispute resolution, % of cases is based on the number of applications (cases).

Figure 7 – Total Dispute Resolution Service Applications the RTB received and Breakdown by Applicant Type, Q1 2018 - Q1 2022



³ Since 2004, the RTB replaced the courts in dealing with the majority of disputes between landlords and tenants through the Dispute Resolution Service. This service offers a choice of resolution types to parties Telephone Mediation or Adjudication and the option to appeal through a Tenancy Tribunal. For more information on the Dispute Resolution Service please visit the RTB website [here](#).

Thematic Review: Notices of Termination (NoTs) Received by the RTB in Q1 2022

If a landlord or tenant wants to end a tenancy, they must serve a valid written Notice of Termination (NoT). Changes to the legislation introduced new responsibilities in 2019 for landlords. Where a landlord ended a tenancy that lasted more than six months, a copy of the NoT was required to be sent to the RTB within 28 days of the tenancy termination date as listed on the Notice.

Please note, from 6 July 2022, new legislation came into effect that requires landlords to send a copy of all NoTs to the RTB on the same day the Notice is served on the tenant. The NoT will be deemed invalid if this requirement is not met. Information on Notices of Termination can be found [here](#).

NoTs Received in Q1 2022



Reasons for Issuing NoTs

Table 2 shows of the 1,132 NoTs the RTB received in Q1 2022 the top reason for landlords issuing a NoT was that they intend to sell the property within nine months of the termination date (62%).

The second most common reason was that the landlord or a landlord's family member intends on moving into the dwelling (19%). This was followed by the reason - breach of tenant obligations (10%)⁴. This is in line with prior periods, as these reasons have consistently been the top three reasons reported by landlords for issuing NoTs since Q3 2019.

It is important to note that NoTs are self-reported by landlords and that the number of items received should not be interpreted as directly correlating to one landlord/tenant/tenancy.

To view graphs on the number of NoTs received by the RTB each quarter and on the quarterly breakdown of the reasons reported by landlords for issuing NoTs see the RTB Research and Data Hub [here](#).

Table 2 – Breakdown of Notices of Termination (NoTs) Received[▲] by the RTB in Q1 2022, by Reported Reason for Issuing the NoT^{▲▲}

Reasons Reported for Issuing NoTs	Count	% ^{▲▲▲}
Landlord intends on selling the rental property within 9 months of the termination date	698	62%
Landlord/Landlord's family member intends on moving into the property	210	19%
Breach of tenant obligations	109	10%
Rental property is no longer suitable to the accommodation needs of the tenants	34	3%
Terminating a tenancy before a Part 4/ further Part 4 tenancy commences	31	3%
Landlord intends to substantially refurbish/renovate the rental property which requires the dwelling to be vacated	23	2%
Landlord intends to change the use of the rental property	10	1%
Missing Data	17	2%
Total	1,132	100%

Note: Revisions of the data may occur following data checks.

[▲] NoTs are self-reported by landlords. The number of items should not be interpreted as directly correlating to one landlord/tenant/tenancy.

^{▲▲} Point in time data at the end of each quarter.

^{▲▲▲} Due to rounding, percentages may not add up to 100%.