

The Residential Tenancies Board (RTB) are here to help student tenants study up on their rights and responsibilities.

## The RTB Student Rental Checklist

**1 Check out the basics:** All rented accommodation must meet a certain number of basic requirements so when viewing accommodation, check it meets the minimum standards. For example, the property must be free from damp and in good structural repair, hot and cold water must be available, and all appliances should be in good and safe working order. Click here for more details. Click [here](#) for more details.

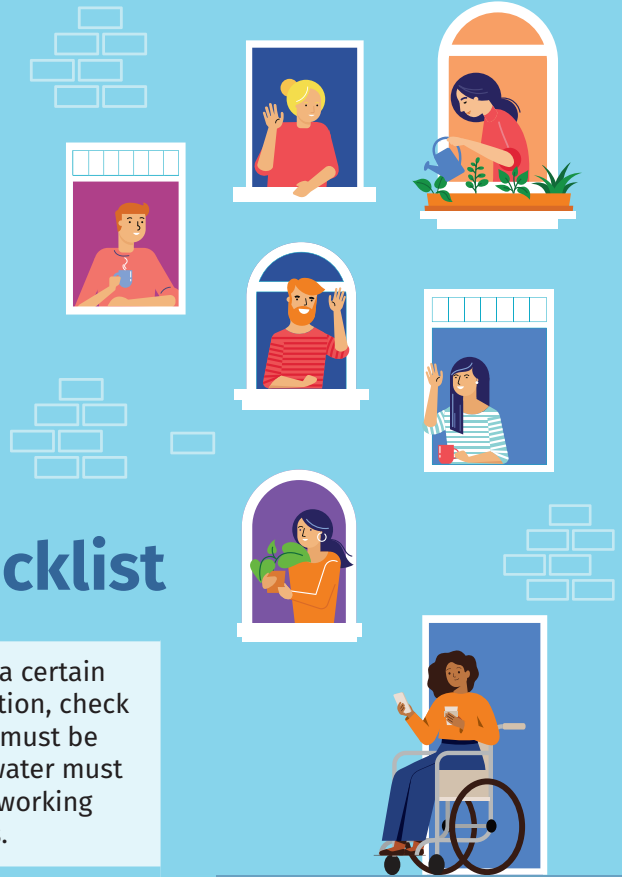
**2 Pay your deposit & get a receipt:** Landlords will often ask for a deposit at the start of the tenancy. A landlord cannot ask you to pay more than one month's rent as a deposit. Ideally, you should only pay a deposit once you have viewed the property and are happy with the terms of the tenancy agreement. Make sure to ask for a receipt that clearly states the amount and date paid.

**3 Take a look around:** While it can be tempting, you should not sign a tenancy agreement or pay a deposit for the first place you see - take some time to check out other properties and find somewhere that can best meet your needs. Always view a property in person before signing a tenancy agreement.

**4 Know how much to pay:** If your tenancy is in a Rent Pressure Zone (RPZ), rents cannot be increased by more than general inflation. You can check out if your tenancy is in a RPZ, verify the previous rent charged and if you are being charged the right amount of rent by visiting the RTB's Rent Pressure Zone calculator [here](#).

**5 Student tenants have legal rights and responsibilities:** For example, a tenant has the right to privacy and a property that is in good condition. Meanwhile a tenant has a responsibility to pay their rent in full and on time. The RTB encourage all landlords and tenants to try and resolve any issues together. Otherwise, students can use the RTB Dispute Resolution Service for issues including rent reviews, rent setting, and deposits.

**And remember!** An Garda Síochána are warning students to stay alert due to an increase in rental accommodation scams. Caution is advised, if the tenancy sounds too good to be true. Rental scams occur throughout the year, information on staying vigilant can be found here.



Visit the RTB for further information

If you have any questions about your tenancy or your rental rights and responsibilities, the RTB can help.

Visit [www.rtb.ie](http://www.rtb.ie)



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