

RTB Quarterly Data Bulletin

Q1 2023

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

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 2023

The Rent Index is based on rents as reported by landlords of new tenancies registered with the RTB in each quarter. The Q1 2023 Rent Index is based on 14,085 private tenancies which were **newly registered** with the RTB during Q1 2023 and used in the sample.

Figure 1 presents standardised average rents in new tenancies for Q1 2023 at the county level and Figure 2 provides the Q1 2023 standardised average rent in new tenancies at the national level (€1,544) and for four regional breakdowns.

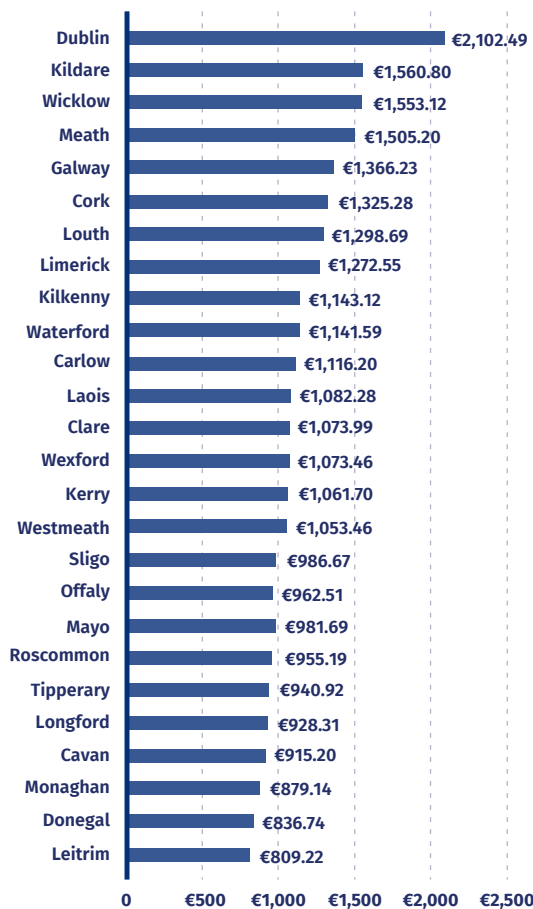
For further information, the report, infographic, and data on the Q1 2023 Rent Index, such as the standardised average rent in new tenancies at the local authority, local electoral area, and county level, see the RTB Research and Data Hub [here](#).

* 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 so 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 2023*



RTB Rent Index: Year-on-Year Rate of Change (%) in Rents for New Tenancies in Q1 2023*

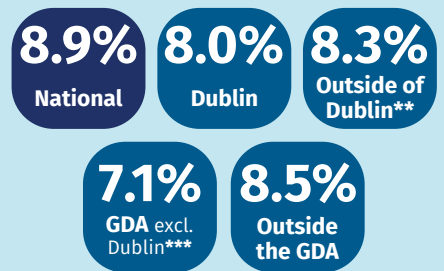
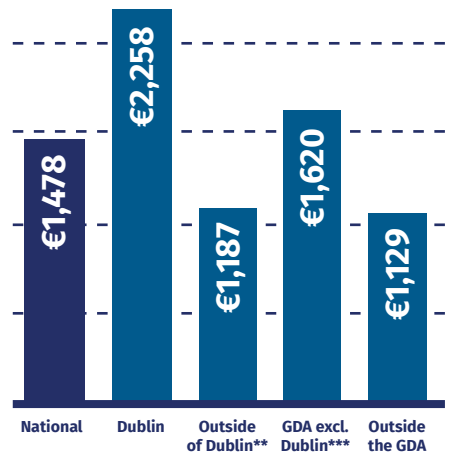


Figure 2 – RTB Rent Index: National and Regional Standardised Average Rents for New Tenancies, Q1 2023*

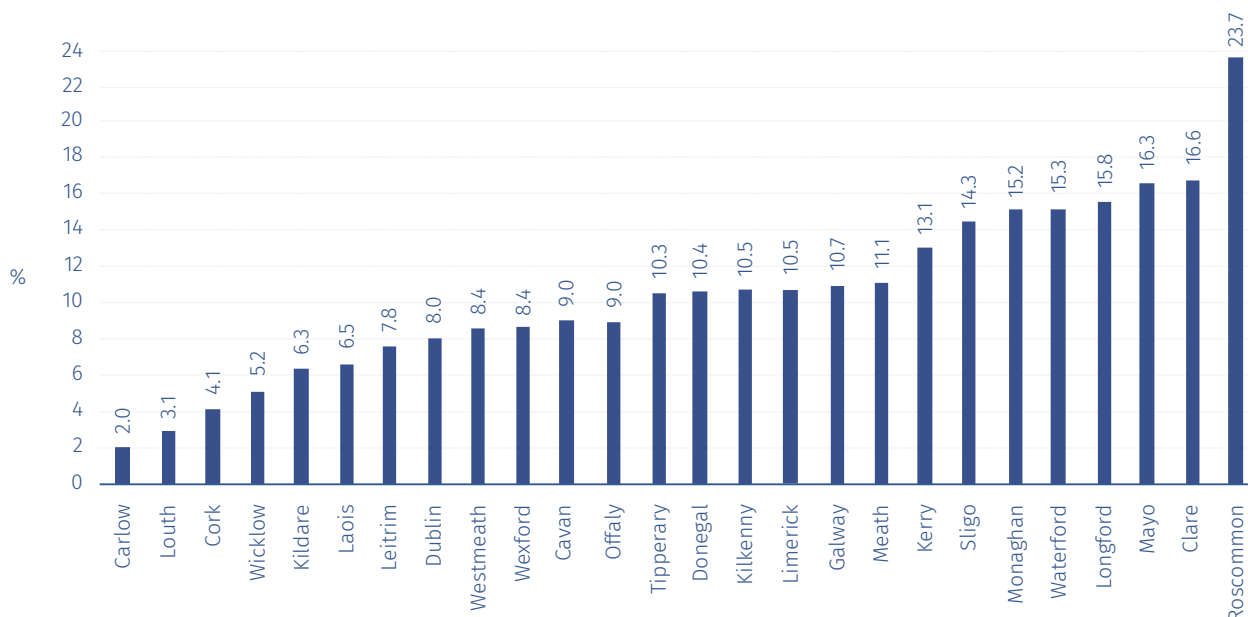


14,085
New tenancies registered with the RTB and used in the Q1 2023 Rent Index sample

RTB Rent Index, Q1 2023 cont.

In Q1 2023, Fifteen 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 2023 was in Carlow where new tenancy rents grew by 2.0%. Roscommon reported 23.7% 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 2023*



* 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.

RTB Tenancy Registrations

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

Figure 4 shows, at the end of 2022 there were estimated to be 246,453 private rented tenancies registered with the RTB. In 2022, due to a transfer to a new platform which hosts the Register and legislative change relating to the length of Part 4 tenancies¹, 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 2022, there were 38,756 Approved Housing Body (AHB) tenancies and 23,577 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 RTB plans to publish registration figures again 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 - 2022

Tenancies Registered with the RTB	2017	2018	2019	2020	2021 Estimate	2022
Private Rented	313,002	307,348	303,023	297,837	276,223 ^{^^}	246,453
AHB	26,445	29,542	32,662	34,169	38,255 ^{^^^}	38,756
SSA	-	-	28,414	10,691	21,681	23,577
Total (AHB, Private & SSA)	339,447	336,890	364,099	342,697	336,159^{^^^}	308,786

[^]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.

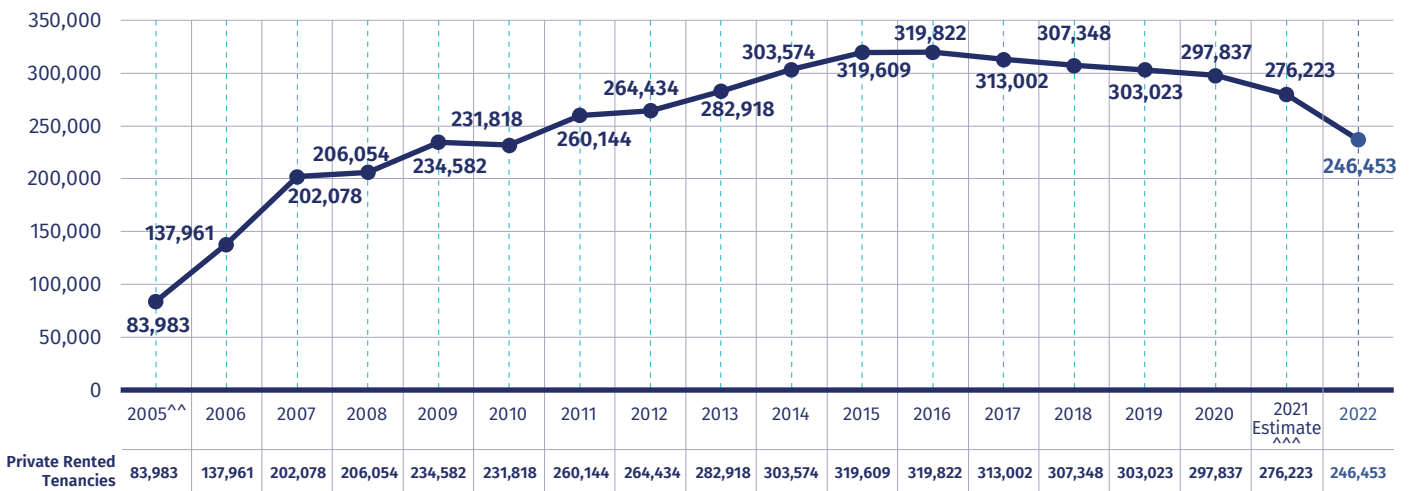
^{^^}The registration figure is an estimation and has been developed using existing RTB data available to identify the estimated number of tenancies that would have been removed or renewed on the RTB Register in 2021, had the changes to the length of Part 4 tenancies not been introduced. Further information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

RTB Tenancy Registrations cont.

Figure 4 – Number of Private Rented Tenancies Registered with the RTB at Year End (point in time[^]), 2005 – 2022



[^]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.

RTB Dispute Resolution Service Statistics

Who Lodged Dispute Applications in Q1 2023?

Figure 5, shows the breakdown of applications made to the Dispute Resolution Service² by applicant type.

Of the 2,027 dispute resolution applications received by the RTB in Q1 2023, the majority were submitted by tenants (57%). Landlords submitted 40% of the applications in Q1 2023 and 3% were from third parties. Figure 6 shows trends in the number of dispute resolution applications received and the breakdown of these applications received by case parties, from Q3 2018 to Q1 2023.

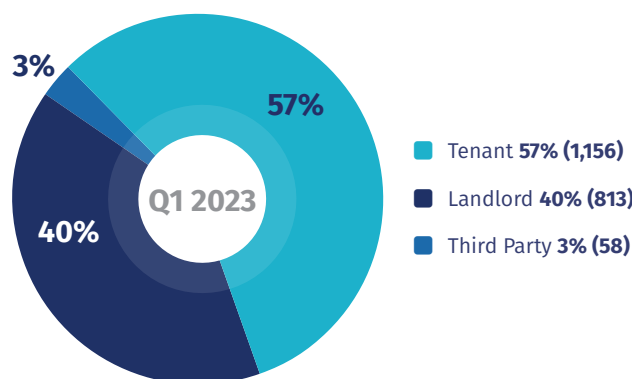
For more graphs on the dispute applications the RTB has received see the RTB Research and Data Hub [here](#).

The RTB received

2,027

Dispute Resolution Service applications in Q1 2023

Figure 5 – Breakdown of Applications the RTB Received for Dispute Resolution by Case Parties, Q1 2023



² Since 2004, the RTB replaced the courts in dealing with the majority of disputes between landlords and tenants through the Dispute Resolution Service. For more information on the Dispute Resolution Service please visit the RTB website [here](#).

RTB Dispute Resolution Service Statistics cont.

Reasons for Rental Disputes in Q1 2023^o

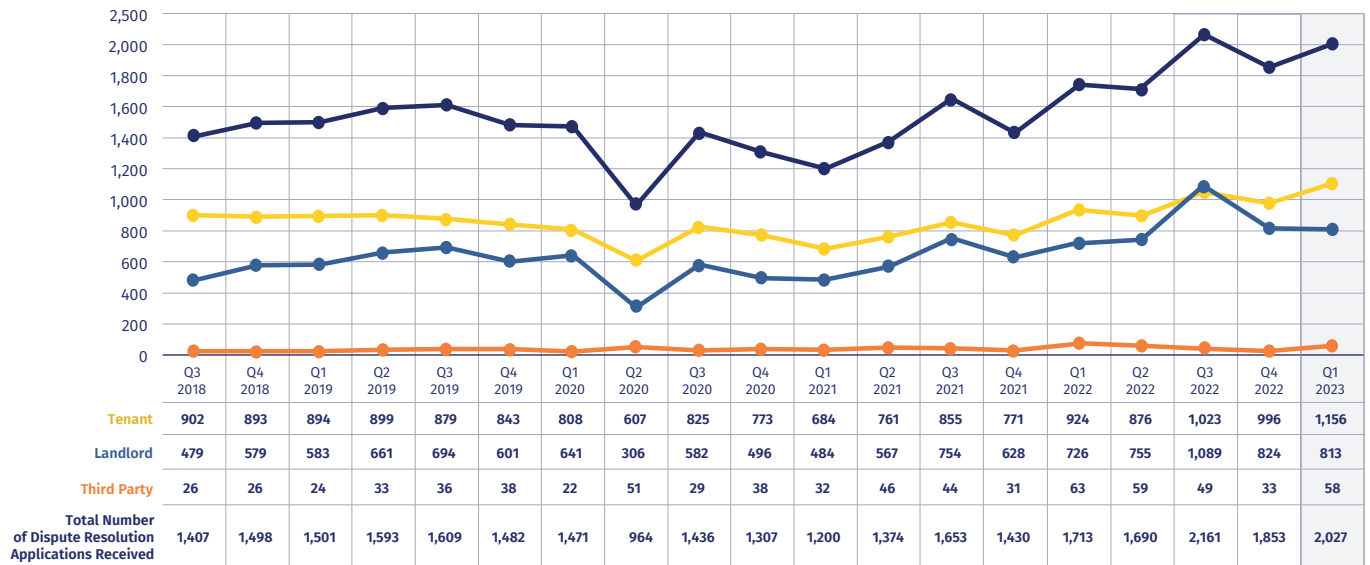
The top three reasons for dispute listed on Dispute Resolution Service applications received in Q1 2023 were:

1. Rent arrears/rent arrears and overholding (30% of cases),
2. Validity of Notice of Termination (18% of cases),
3. Breach of landlords obligations (17% 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](#).

^oThere 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 6 – Total Dispute Resolution Service Applications the RTB Received and Breakdown by Applicant Type, Q3 2018 - Q1 2023



Notices of Termination (NoTs) Received by the RTB

The process of collecting this information by the RTB only began in June 2019. Prior to this there was no requirement to do so.³ 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 number of NoTs received from Q2 2019 - Q2 2022 are not comparable to numbers received from Q3 2022 onwards as a result.

The RTB received

4,753

NoTs in Q1 2023⁴

Based on the NoTs the RTB received in Q1 2023, the most common reason reported by landlords for issuing NoTs was that the landlord intends to sell the property.

It is important to note, NoTs are self-reported by landlords and that the number of NoTs received should not be interpreted as directly correlating to one landlord/tenant/tenancy. For example, one NoT could be received which relates to multiple tenants in one tenancy or separate NoTs could be received for each tenant.

For further information on the NoTs the RTB receives from landlords and data on NoTs received under the previous process from Q2 2019 - Q2 2022 see the RTB Research and Data Hub [here](#).

³ 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.

⁴ The data relates to the NoTs received via the standard and rent arrears processes.

Thematic Review: Notices of Termination (NoTs) Received by the RTB in Q1 2023

If a landlord or tenant wants to end a tenancy, they must serve a valid written Notice of Termination (NoT).

Changes to Legislation

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. Information on Notices of Termination can be found [here](#).

The number of NoTs received from Q2 2019 - Q2 2022 are not comparable to numbers received from Q3 2022 onwards as a result.

4,753 NoTs were received by the RTB in Q1 2023⁵

Reasons for Issuing NoTs

Of the 4,753 NoTs the RTB received in Q1 2023 the top three reasons for landlords issuing a NoT were:

1. Landlord intends on selling the rental property (2,631, 55%)
2. Breach of tenant obligations⁶ (885, 18.6%)
3. Landlord/landlord's family member intends on moving into the property (861, 18%)

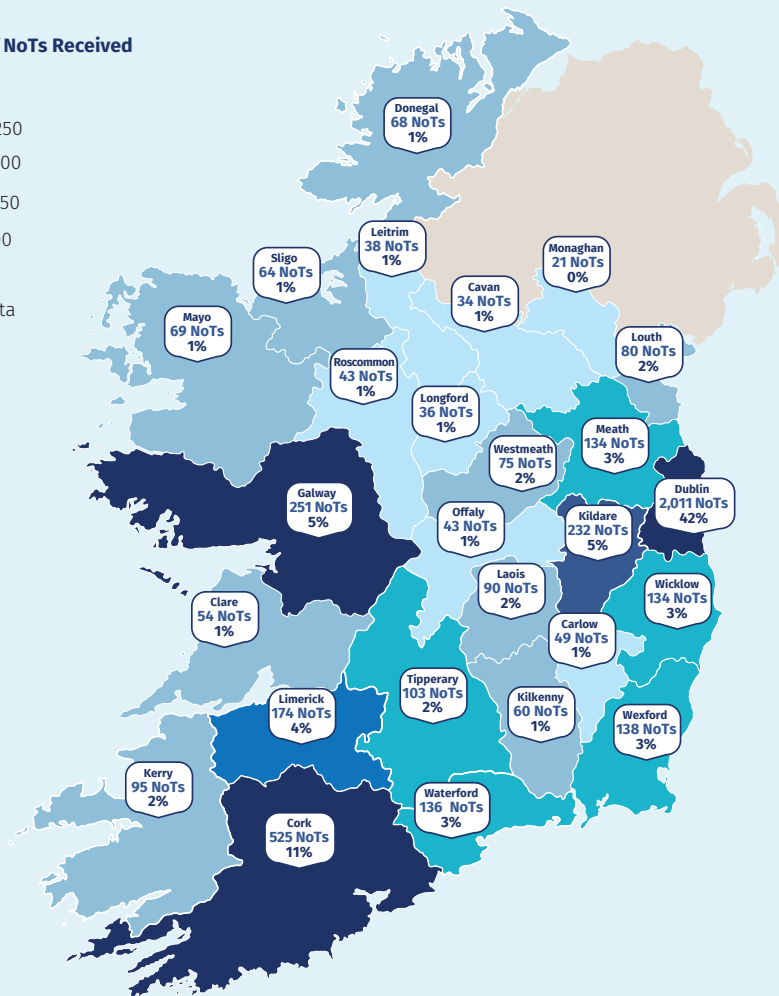
NoTs Received by County of Rental Address

Figure 7 shows the breakdown of NoTs the RTB received in Q1 2023 by county of rental address.

To view graphs and download data on the number of NoTs received by the RTB each quarter see the RTB Research and Data Hub [here](#).

Figure 7 – Notices of Termination (NoTs) Received* by the RTB by County of Rental Address, Q1 2023 (4,753)**

Number of NoTs Received



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

Note: The data presented relates to the NoTs received via the standard and rent arrears processes.

*NoTs are self-reported by landlords and that the number of NoTs received should not be interpreted as directly correlating to one landlord/tenant/tenancy. For example, one NoT could be received which relates to multiple tenants in one tenancy or separate NoTs could be received for each tenant.

** Point in time data at the end of each quarter.

** Due to rounding, percentages may not add up to 100%.

5 The data relates to the NoTs received via the standard and rent arrears processes.

6 For more information on tenant and landlord obligations please visit the RTB website [here](#).