

RTB Quarterly Data Bulletin

Q4 2021



Bord um Thionóntachtaí Cónaithe
Residential Tenancies Board

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, Q4 2021

The Rent Index is based on rents as reported by landlords of new tenancies registered with the RTB in each quarter. The Q4 2021 Rent Index is based on 9,346 private tenancies which were **newly registered** with the RTB during Q4 2021 and used in the sample.

Figure 1 presents standardised average rents in new tenancies for Q4 2021 at the county level and Figure 2 provides the Q4 2021 standardised average rent in new tenancies at the national level (€1,415) and for four regional breakdowns.

For further information, the report, infographic, and data on the Q4 2021 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, Q4 2021*



RTB Rent Index: Year-on-Year Rate of Change (%) in Rents in New Tenancies, Q4 2021*

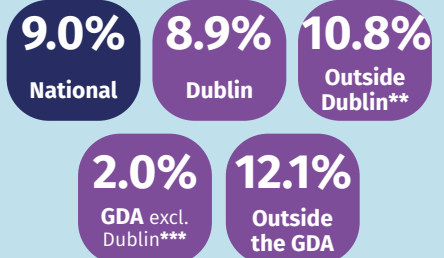
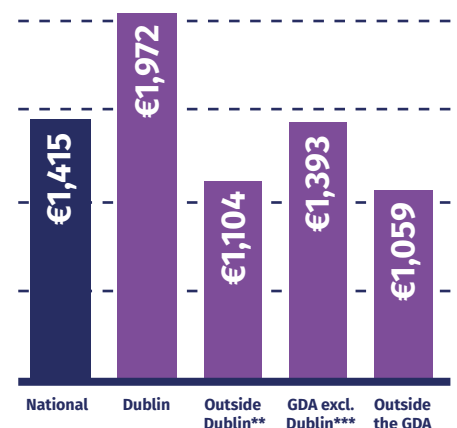


Figure 2 – RTB Rent Index: National and Regional Standardised Average Rents for New Tenancies, Q4 2021*



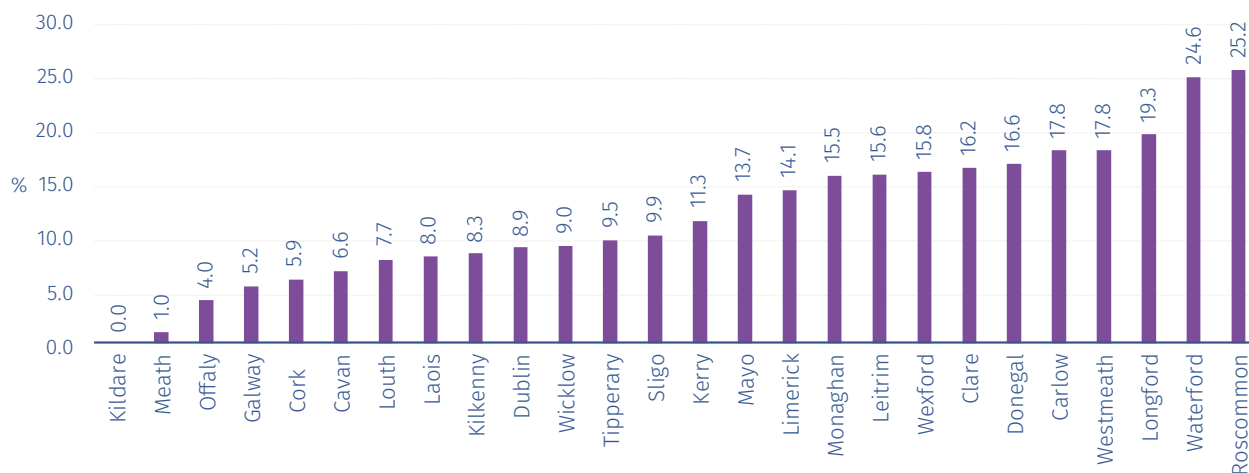
9,346

New tenancies registered with the RTB and used in the Q4 2021 Rent Index sample

RTB Rent Index, Q4 2021 cont.

In Q4 2021, thirteen counties had annualised growth in the standardised average rent for new tenancies above 10% (see Figure 3). In Kildare, year-on-year rents were unchanged on the previous period (Q4 2020). Roscommon reported 25.2% 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 Q4 2021*



*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

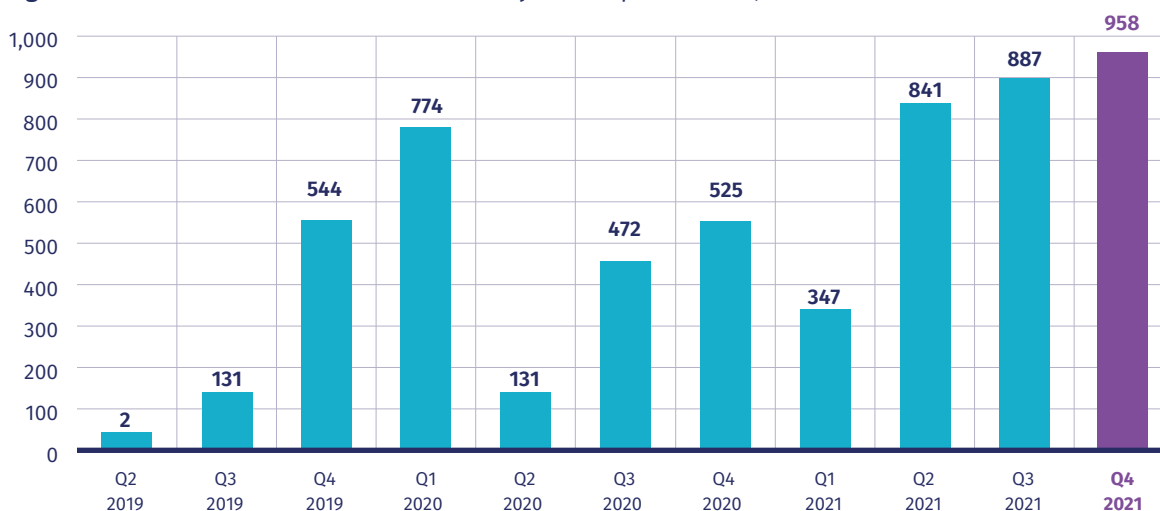
The process of collecting this information by RTB only began in June 2019. Prior to this there was no requirement to do so.¹ The numbers received in earlier quarters are lower when compared to subsequent quarters as a result.

Figure 4 provides the number of NoTs the RTB has received each quarter between Q2 2019 and Q4 2021. In Q4 2021, the RTB received the highest number of NoTs (958) in a single quarter since records began. Up to the end of 2021 the RTB had received a total of 5,612 NoTs.

Based on the NoTs the RTB received, the most common reason reported by landlords for issuing a NoT 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 - Q4 2021 ■■



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](#).

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^{^^^}

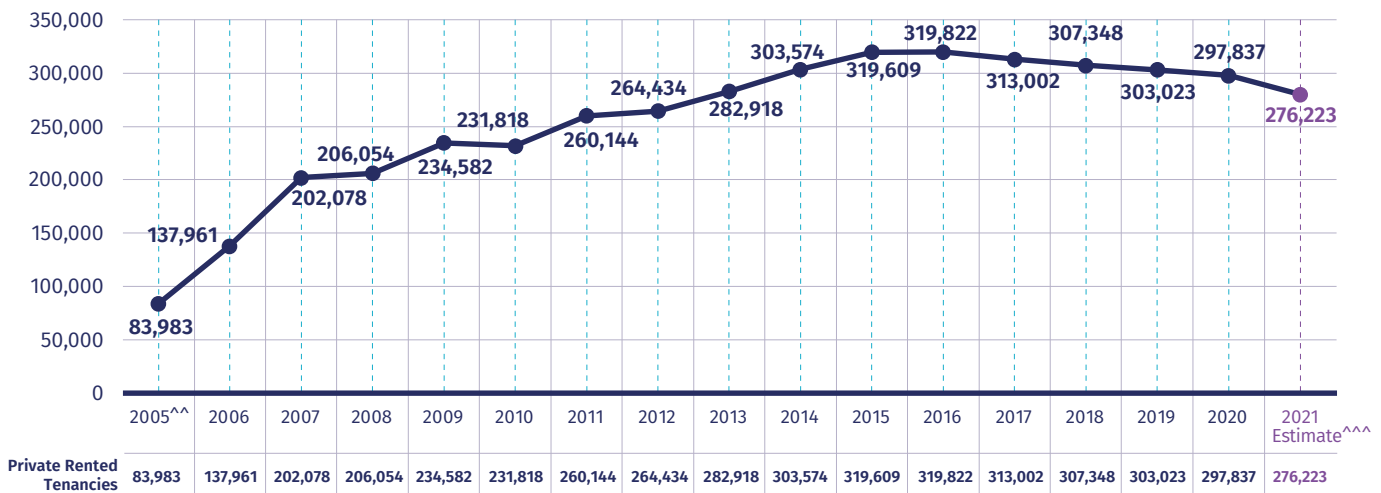
[^]Tenancy registration data is point in time, taken at the end of year, from the RTB Register and is based on the number of tenancies that have registered and paid.

^{^^}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.

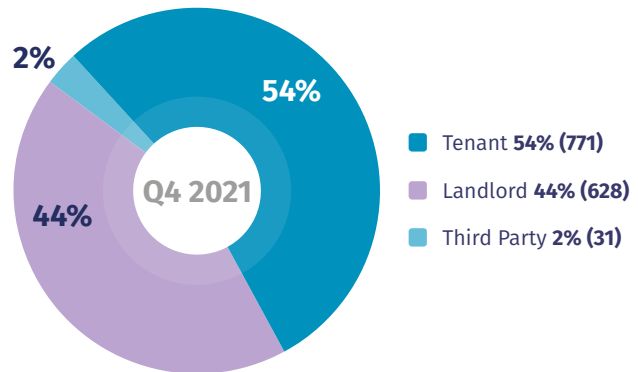
^{^^}The 2005 data relates to the Annual Report for the period 01/09/2004 to the 31/12/2005.

^{^^^}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.

RTB Dispute Resolution Service Statistics

The RTB received
1,430
Dispute Resolution
Service applications
in Q4 2021

Figure 6 – Breakdown of Applications the RTB Received for Dispute Resolution by Case Parties, Q4 2021



Who Lodged Dispute Applications in Q4 2021?

Figure 6, above, shows the breakdown of applications made to the Dispute Resolution Service² by applicant type.

Most of the 1,430 dispute resolution applications received by the RTB in Q4 2021 were submitted by tenants (54%). Landlords submitted 44% of the applications and 2% 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 Q4 2021.

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

Reasons for Rental Disputes in 2021^o

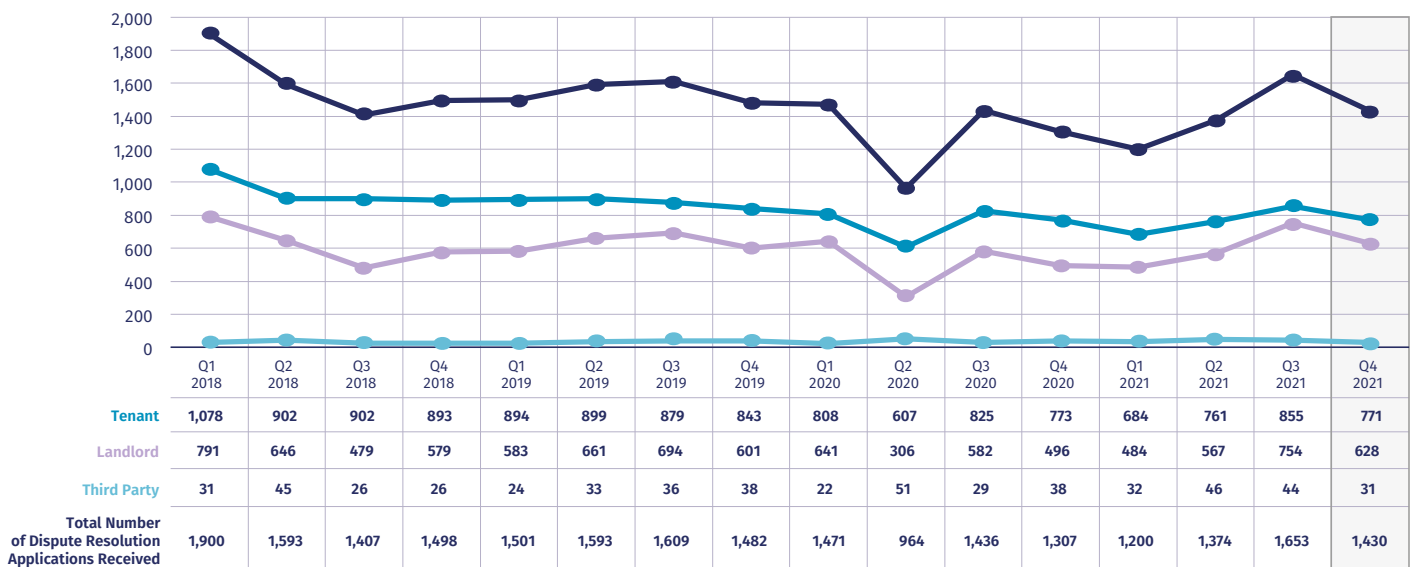
The top three reasons for dispute listed on Dispute Resolution Service applications received in Q4 2021 were:

1. Rent arrears/rent arrears and overholding (28% of cases),
2. Validity of Notice of Termination (21% of cases), and
3. Breach of landlord 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 7 – Total Dispute Resolution Service Applications the RTB Received and Breakdown by Applicant Type, Q1 2018 – Q4 2021



² 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: Dispute Resolution Year End 2021

Dispute Applications in 2021

In 2021, **5,657** dispute resolution applications were received by the RTB.

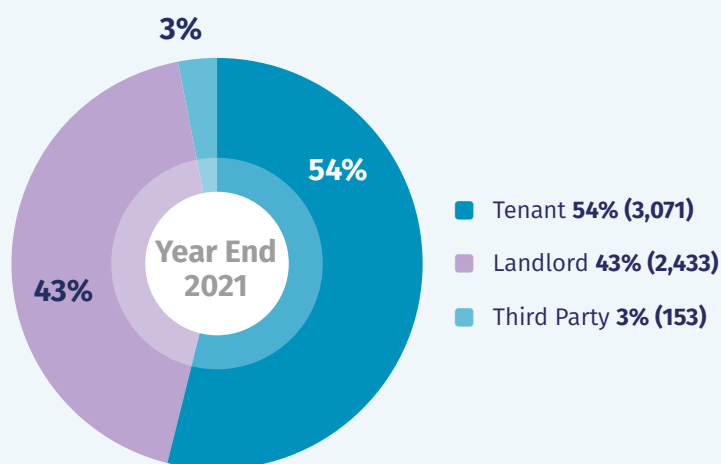
Who Lodged Dispute Applications in 2021?

Figure 8 outlines of the 5,657 applications received in 2021:

- **54%** were by tenants,
- **43%** were by landlords, and
- **3%** were by third parties.

For more information on trends in the dispute applications the RTB receives see the RTB Research and Data Hub [here](#).

Figure 8 – Breakdown of Applications for Dispute Resolution the RTB Received by Case Parties, Year End 2021



Reasons for Rental Disputes in 2021

Table 2 shows of the 5,657 applications for dispute resolution received in 2021 the top reason reported was for rent arrears/rent arrears and overholding (32% of cases).

The second most common reason was deposit retention (19% of cases). This was followed by the dispute reasons validity of Notice of Termination and breach of landlord obligations³, with 17% of cases, respectively, listing them as a reason for dispute.

This is in line with recent years, as these reasons for dispute have also been included in the top four reasons for dispute between 2017 and 2020. It is important to note that dispute types are self-reported by the applicant and multiple reasons can be chosen.

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

Table 2 – Breakdown of Dispute Resolution Applications the RTB Received by Dispute Types, Year End 2021

Dispute Type (All cases)	Count (% cases [▲])
Rent arrears/Rent arrears and overholding	1,805 (32%)
Deposit retention	1,093 (19%)
Validity of Notice of Termination (disputing the validity of a termination)	970 (17%)
Breach of landlord obligations	951 (17%)
Overholding	690 (12%)
Standard and maintenance of dwelling	570 (10%)
Breach of tenant obligations	548 (10%)
Anti-social behaviour	469 (8%)
Unlawful termination of tenancy (illegal eviction)	371 (7%)
Validity of notice of rent review	283 (5%)
Damage in excess of normal wear and tear	262 (5%)
Rent review not in line with Rent Pressure Zone	222 (4%)
Breach of fixed term lease	172 (3%)
Rent more than market rate (not applicable to Approved Housing Body Tenancies)	122 (2%)
Other ^{▲▲}	716 (13%)
Total Dispute Types Listed (Total Cases)	9,244 (5,657)

[▲]There 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).

^{▲▲}Please note 'Other' may be marked on an application form alongside additional dispute types.