

# RTB Quarterly Data Bulletin

## Q2 2022



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](http://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](http://www.rtb.ie/research)).



## RTB Rent Index, Q2 2022

The Rent Index is based on rents as reported by landlords of new tenancies registered with the RTB in each quarter. The Q2 2022 Rent Index is based on 12,701 private tenancies which were **newly registered** with the RTB during Q2 2022 and used in the sample.

Figure 1 presents standardised average rents in new tenancies for Q2 2022 at the county level and Figure 2 provides the Q2 2022 standardised average rent in new tenancies at the national level (€1,464) and for four regional breakdowns.

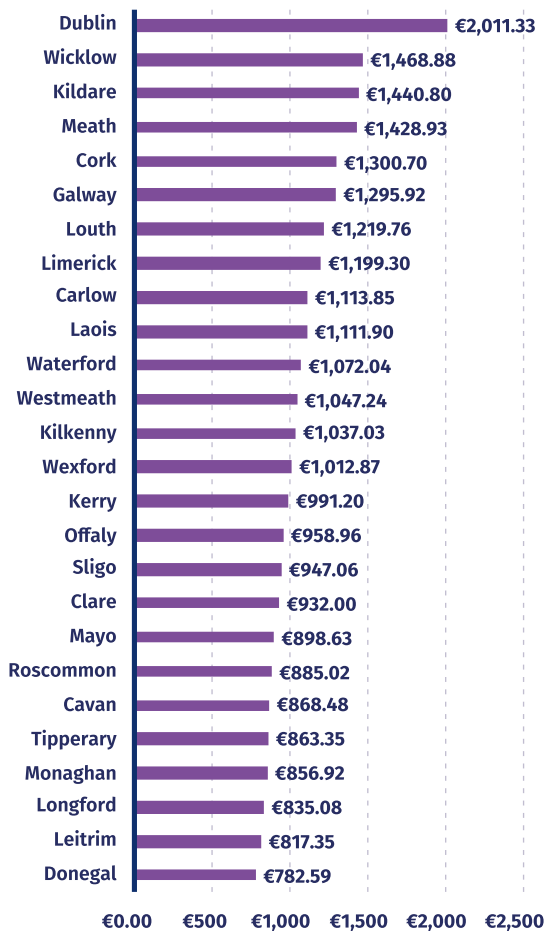
For further information, the report, infographic, and data on the Q2 2022 Rent Index, such as the standardised average rent in new tenancies at the local authority, local electoral area, and county level, see the RTB Research and Data Hub [here](#).

\* 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, Q2 2022\*



RTB Rent Index: Year-on-Year Rate of Change (%) in Rents for New Tenancies in Q2 2022\*

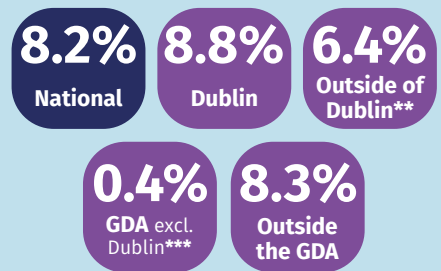
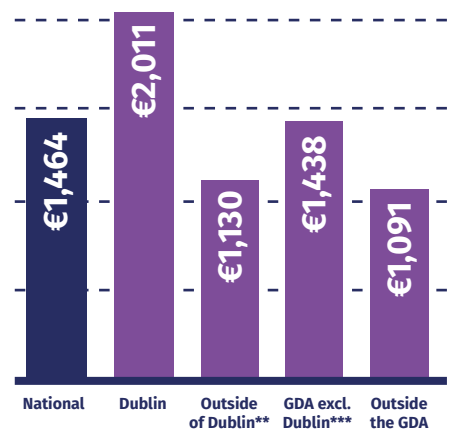


Figure 2 – RTB Rent Index: National and Regional Standardised Average Rents for New Tenancies, Q2 2022\*



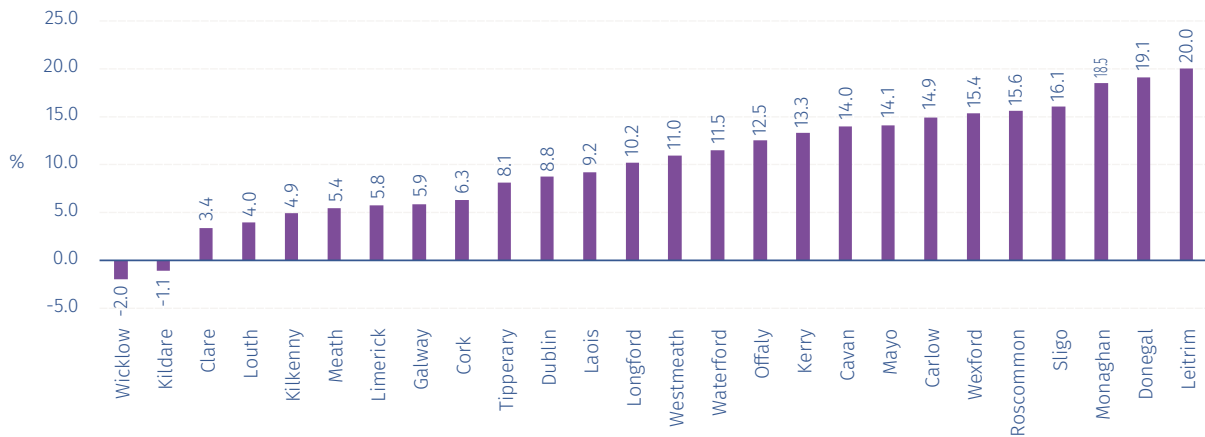
12,701

New tenancies registered with the RTB and used in the Q2 2022 Rent Index sample

# RTB Rent Index, Q2 2022 cont.

In Q2 2022, fourteen 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 Q2 2022 was in Wicklow where rents fell by 2.0%. Leitrim reported 20.0% 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 Q2 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

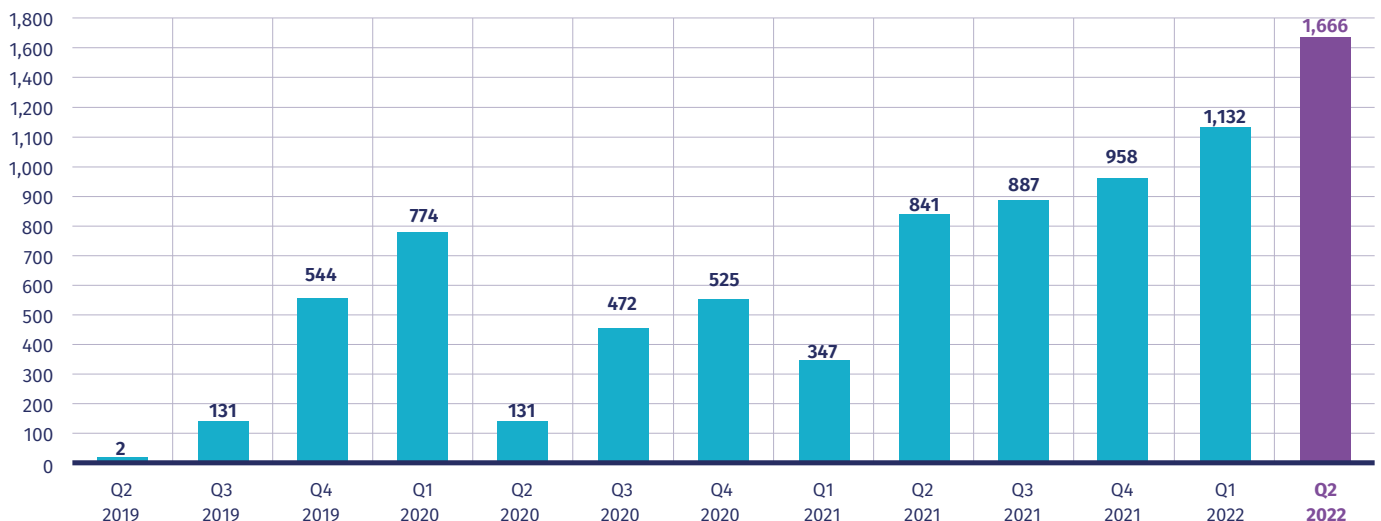
The process of collecting this information by RTB only began in June 2019. Prior to this there was no requirement to do so.<sup>1</sup> The numbers received in earlier quarters are lower when compared to subsequent quarters as a result.

Figure 4 provides the number of NoTs the RTB has received each quarter between Q2 2019 and Q2 2022. In Q2 2022, the RTB received the highest number of NoTs (1,666) in a single quarter since records began. Up to the end of Q2 2022 the RTB had received a total of 8,410 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 - Q2 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.

<sup>1</sup> 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 tenancies<sup>2</sup>, 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<sup>^</sup>), 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 <sup>^^</sup>
AHB	26,445	29,542	32,662	34,169	38,255 <sup>^^^</sup>
SSA	-	-	28,414	10,691	21,681
<b>Total (AHB, Private, &amp; SSA)</b>	<b>339,447</b>	<b>336,890</b>	<b>364,099</b>	<b>342,697</b>	<b>336,159<sup>^^^</sup></b>

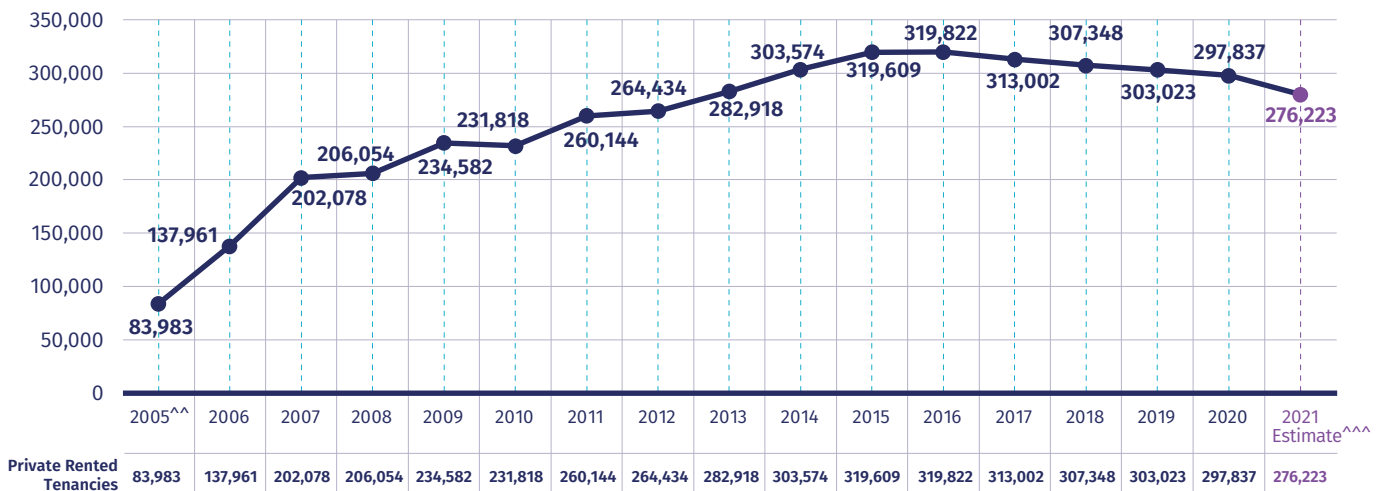
<sup>^</sup>Tenancy registration data is point in time, taken at the end of year, from the RTB Register and is based on the number of tenancies that have registered and paid.

<sup>^^</sup>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.

<sup>^^^</sup>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.

<sup>^^^</sup>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<sup>^</sup>), 2005 – 2021**



<sup>^</sup>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.

<sup>^^</sup>The 2005 data relates to the Annual Report for the period 01/09/2004 to the 31/12/2005.

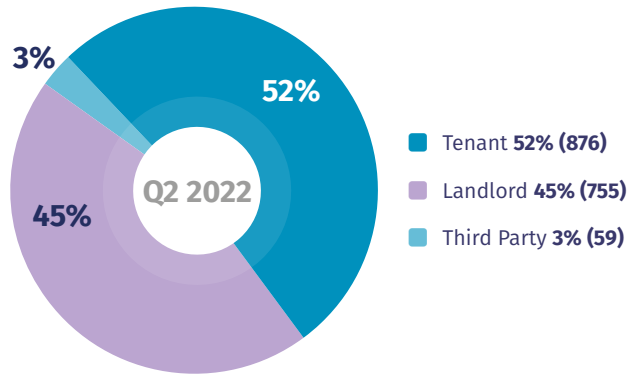
<sup>^^^</sup>The registration figure is an estimation and has been developed using existing RTB data available to identify the estimated number of tenancies that would have been removed or renewed on the RTB Register in 2021, had the changes to the length of Part 4 tenancies not been introduced. Further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

<sup>2</sup> For information on Part 4 tenancies see [here](#).

# RTB Dispute Resolution Service Statistics

The RTB received  
**1,690**  
Dispute Resolution  
Service applications  
in Q2 2022

Figure 6 – Breakdown of Applications the RTB Received for Dispute Resolution by Case Parties, Q2 2022



## Who Lodged Dispute Applications in Q2 2022?

Figure 6, above, shows the breakdown of applications made to the Dispute Resolution Service<sup>3</sup> by applicant type.

Over half of the 1,690 dispute resolution applications received by the RTB in Q2 2022 were submitted by tenants (52%). Landlords submitted 45% of the applications and 3% 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 Q2 2018 to Q2 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 Q2 2022\*

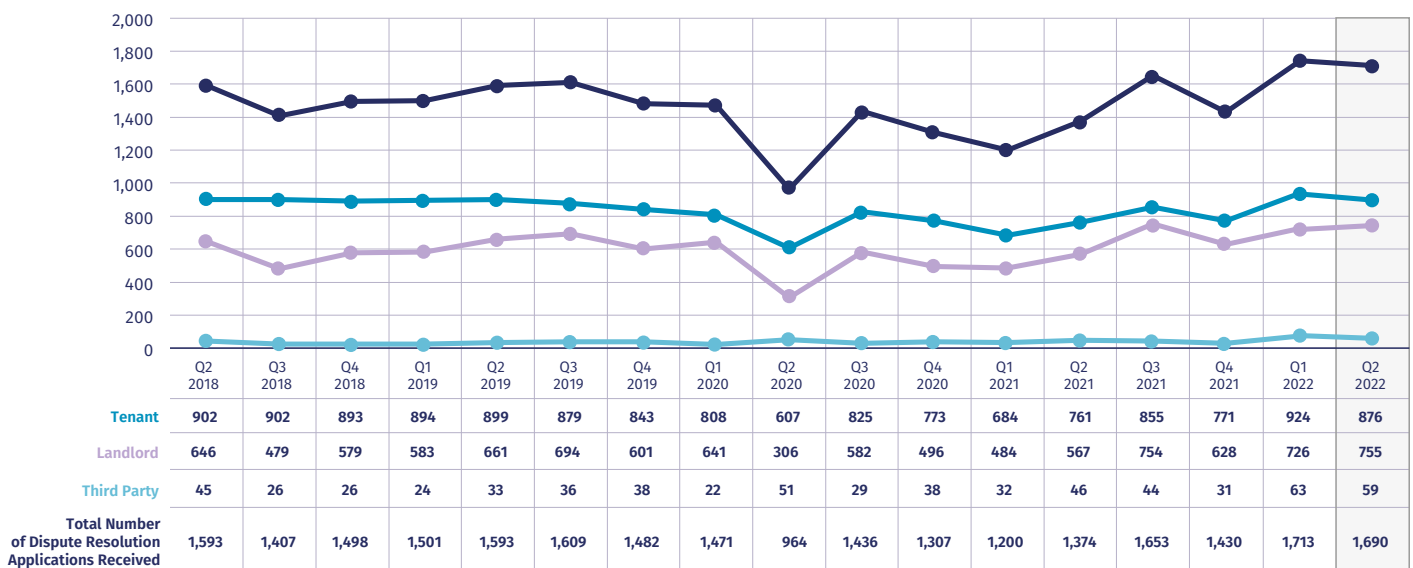
The top four reasons for dispute listed on Dispute Resolution Service applications received in Q2 2022 were:

1. Rent arrears/rent arrears and overholding (35% of cases),
2. Validity of Notice of Termination (19% of cases),
3. Overholding (16% of cases), and
4. Breach of landlord obligations (16% 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](#).

\*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).

Figure 7 – Total Dispute Resolution Service Applications the RTB received and Breakdown by Applicant Type, Q2 2018 - Q2 2022



<sup>3</sup> 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:

## Rent Index Q2 2022: Selected Local Authority (LA) Figures

The Rent Index is based on rents as reported by landlords of *new tenancies* registered with the RTB in each quarter. The Rent Index report provides a breakdown of standardised average rents<sup>4</sup> in new tenancies for selected local authorities where these differ from counties.

Figure 8 outlines the standardised average rent and the annual and quarterly rate of change in standardised average rent for new tenancies for the local authority areas within Cork, Dublin, and Galway<sup>5</sup>. The data for the other local authorities is identical to their counties, this can be found in Figure 1 and Figure 3 above and in Table 5 in the County Section of the main **report**.

### Cork

In Q2 2022, Cork City had higher annualised growth (7.7%) in the standardised average rent for new tenancies than Cork County (4.0%).

The standardised average rent in new tenancies in Cork City stood at €1,448 per month in Q2 2022, €333 higher than rents for Cork County (€1,115).

### Dublin

At the local authority level within Dublin, the highest year-on-year rate of change in the standardised average rent for new tenancies in Q2 2022 was in Dublin City (10.3%) and the lowest was in South Dublin (5.8%).

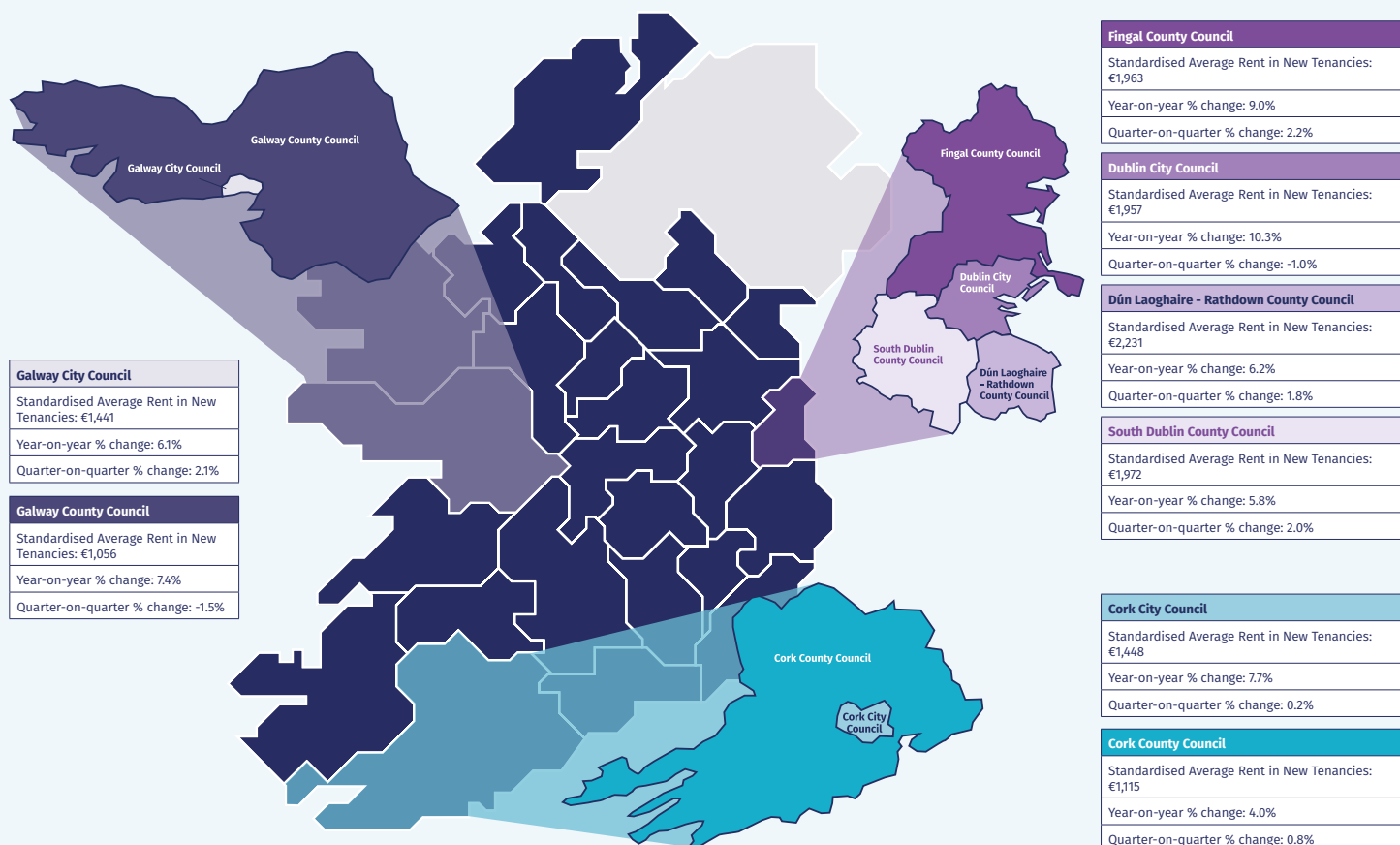
In Dublin, Dún Laoghaire - Rathdown reported the highest standardised average rent in new tenancies for Q2 2022 (€2,231), while Dublin City reported the lowest (€1,957).

### Galway

Galway County had a higher annual growth rate (7.4%) in Q2 2022 than Galway City (6.1%) for rents in new tenancies.

However, the standardised average rent for new tenancies in Galway City stood at €1,441 per month in Q2 2022, which was €385 higher than for Galway County (€1,056).

**Figure 8 – RTB Rent Index: Selected Local Authorities: Standardised Average Rent in New Tenancies (€), Quarterly Change (%) and Annual Change (%), Q2 2022**



4 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.

5 The data for Cork, Dublin and Galway Cities is the same as in Table 6 of the main report. The data for Cork and Galway Counties relates to the local authority areas, which are within the county but outside the city. So they are different from the results for the counties of Cork and Galway presented in the County Section of the Rent Index report, which relate to the county boundary.