

RTB Quarterly Data Bulletin

Q4 2024

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 Tenancy Registrations

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

Through the registration process, the RTB collects highly valuable information in the public interest. For further data and insights gathered through tenancy registrations see the RTB Data Hub [here](#).

Figure 1 outlines the volume of private tenancies registered with the RTB between Q1 2023 and Q4 2024. This is broken down by registration type.

Figure 1

RTB Private Tenancy Registration Volumes Q1 2023 and Q4 2024*



*Note: This is point-in-time, based on registration date. **This includes annual registrations and FP4 renewals.

The Residential Tenancies Board (RTB) is a public body set up to support and develop a well-functioning rental housing sector. The RTB's remit extends to the private rental, Approved Housing Bodies (AHB), Cost Rental, and Student Specific Accommodation (SSA) sectors. The RTB's role is to regulate the rental sector, provide information and research to inform policy, maintain a national register of tenancies, resolve disputes between tenants and landlords, initiate an investigation into Improper Conduct by a landlord, and provide information to the public to ensure tenancies run smoothly and no issues arise. **For more information please see www.rtb.ie.**

Notices of Termination (NoTs) Received by the RTB

The process of collecting this information by RTB began in June 2019. Prior to this there was no requirement to do so.¹ 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

3,706

NoTs in Q4 2024²

Based on the NoTs the RTB received in Q4 2024, 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](#).

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

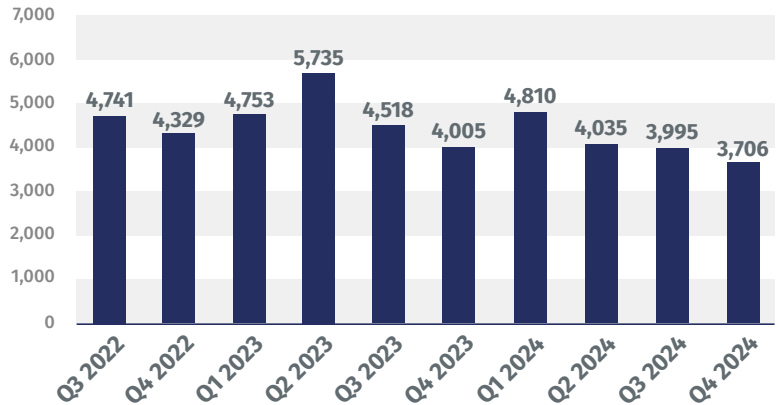
Changes to Legislation

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.

Figure 2

RTB Notices of Termination Received by the RTB, Q3 2022 - Q4 2024



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

3,706

 NoTs were received by the RTB in Q4 2024²

Reasons for Issuing NoTs

Of the 3,706 NoTs the RTB received in Q4 2024 the top three reason for landlords issuing a NoT were:

1. **Landlord intends on selling the rental property (2,027, 54.70%)**
2. **Breach of tenants obligations (631, 17.03%)**
3. **Landlord/Landlord's family member intends on moving into the property (623, 16.81%)**

NoTs Received by County of Rental Address

Figure 3 shows the breakdown of NoTs the RTB received in Q4 2024 by county of rental address.

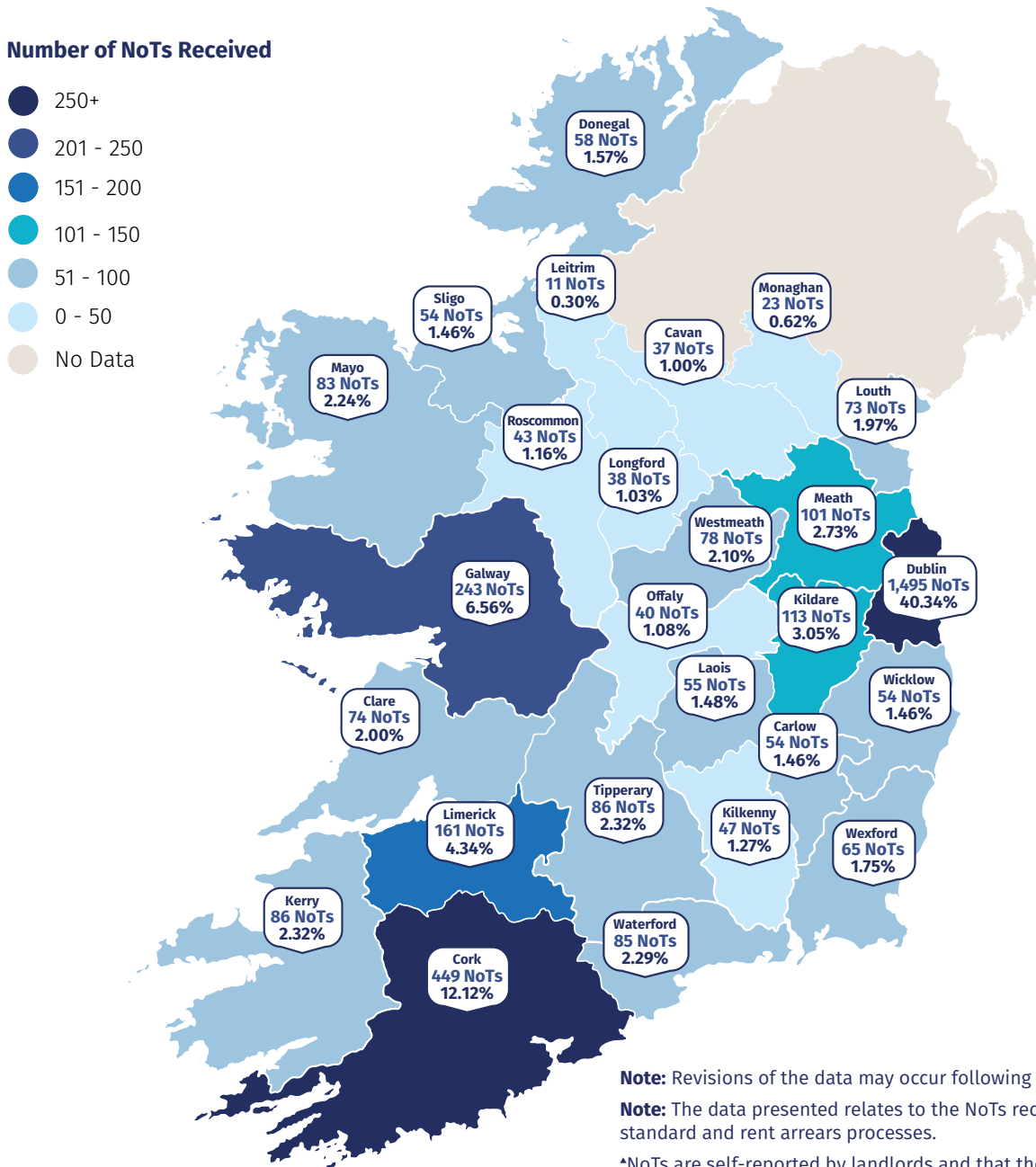
To view graphs and download data on the number of NoTs received by the RTB each quarter see the RTB Research and Data Hub [here](#).

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.

² The data relates to the NoTs received via the standard and rent arrears processes.

Figure 3

Notices of Termination (NoTs) Received³ by the RTB by County of Rental Address, Q4 2024³ (3,995)



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%.

³ The data relates to the NoTs received via the standard and rent arrears processes.

Rent Pressure Zone Exemption Notifications

A Rent Pressure Zone (RPZ) is a designated area where rent increases are capped. Not all rented properties in RPZs are subject to rent caps (i.e. the restriction on rent increases to 2% per annum pro rata or the rate of HICP inflation, whichever is lower). Properties that are exempt from RPZ rent caps are as follows:

1. A property that has not been rented for a period of two years prior to the immediate tenancy commencement date;
2. A property that is a protected or proposed protected structure and has not been rented for the period of 12 months prior to the immediate tenancy commencement date;
3. A property that has undergone a 'substantial change in the nature of the accommodation'.

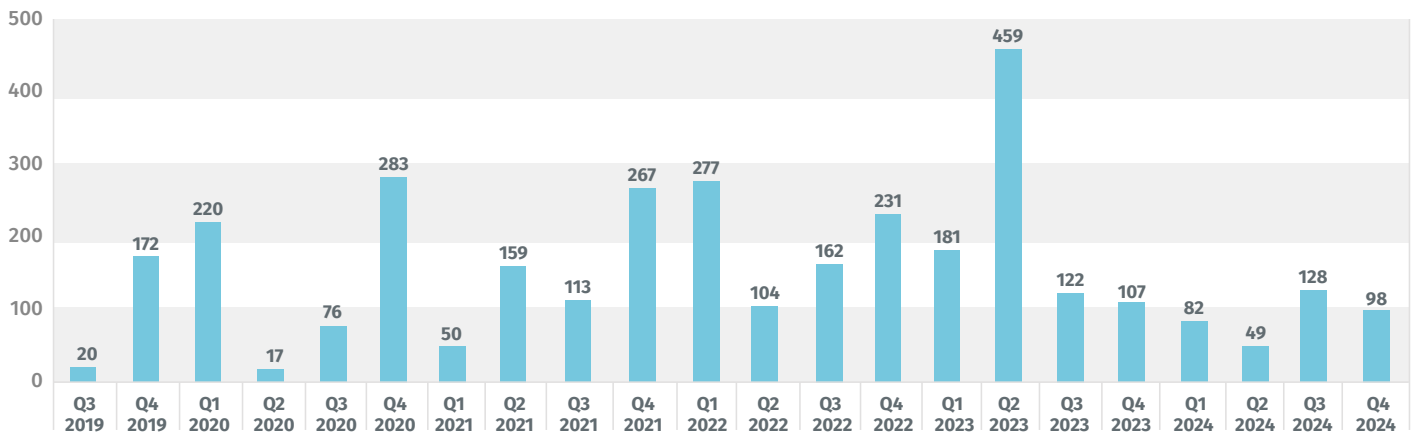
In Q4 2024, the RTB received 98 RPZ Exemption notifications.

Figure 4 outlines the number of RPZ Exemption notifications received by the RTB Q3 2019 to Q4 2024.

In Q4 2024, a total of **51** of the **98** RPZ notifications received related to tenancies in Dublin.

Figure 4

Rent Pressure Zone Exemption Notices Received by the RTB Q3 2019 - Q4 2024 Total per Quarter



RTB Dispute Resolution Service Statistics

Who Lodged Dispute Applications in Q4 2024?

Figure 5 shows the breakdown of applications made to the Dispute Resolution Service⁶ by applicant type.

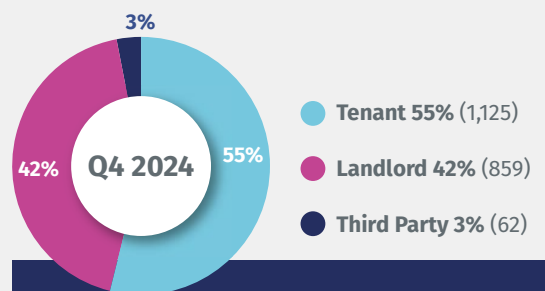
Of the 2,046 dispute resolution applications received by the RTB in Q4 2024, the majority were submitted by tenants (55%). Landlords submitted 42% of the applications in Q4 2024 and 3% were from third parties.

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 Q4 2024.

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

Figure 5

Breakdown of Applications the RTB Received for Dispute Resolution by Case Parties, Q4 2024



The RTB received **2,046** Dispute Resolution Service applications in Q4 2024

Reasons for Rental Disputes in Q4 2024*

The top three reasons for dispute listed on Dispute Resolution Service applications received in Q4 2024 were:

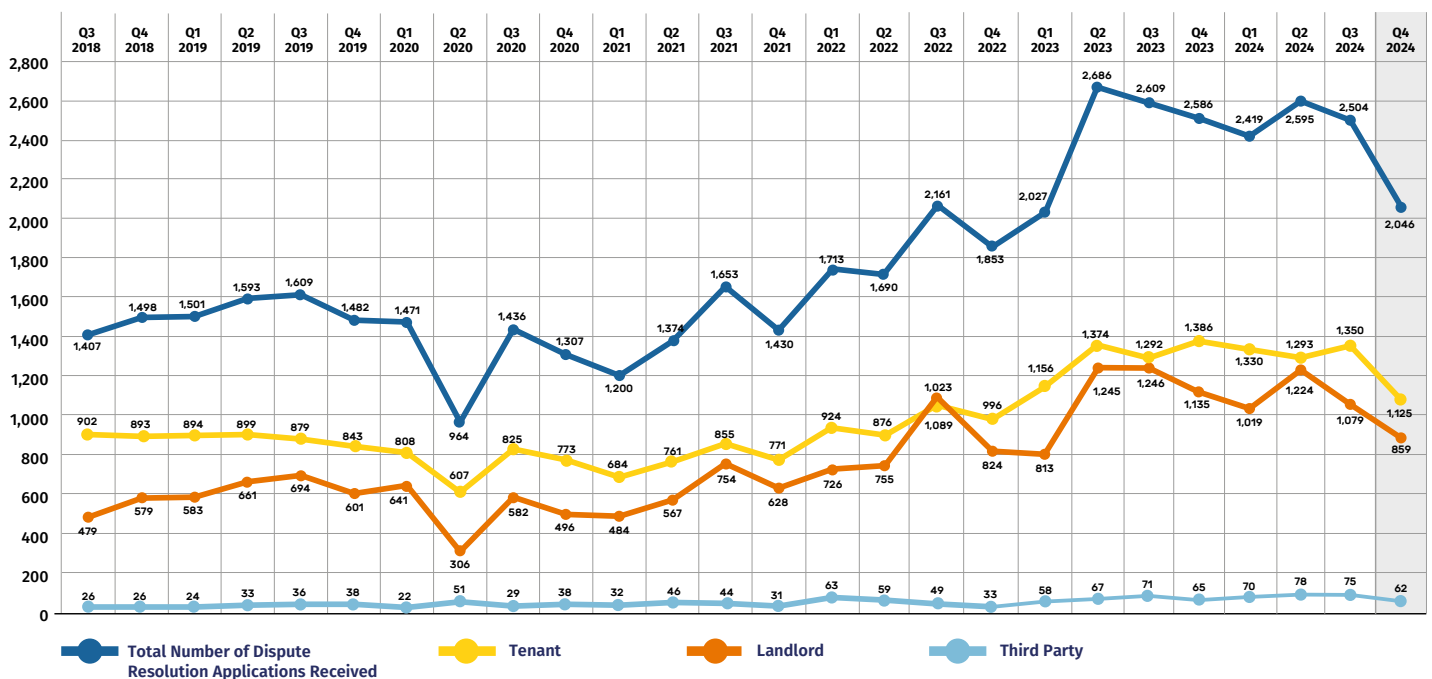
1. Rent arrears/Renty arrears and overholding (27% of cases),
2. Deposit retention (20% of cases),
3. Breach of landlord obligations (19% of cases).

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](#).

* 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 6

Total Dispute Resolution Service Applications the RTB Received and Breakdown by Applicant Type, Q3 2018 - Q4 2024



6 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](#).