



**RTB**

**Bord um Thionóntachtaí Cónaithe**  
**Residential Tenancies Board**

# **RTB Director's Quarterly Update**

**May 2026**



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# Introduction



**Rosemary Steen**  
Director, RTB

**As the regulator of Ireland's rental sector, the Residential Tenancies Board plays a vital role in Irish society. Our quarterly Director's updates are the definitive source of data on Ireland's rental sector. They help landlords, tenants and policy makers to understand current trends in Ireland's rental market.**

Unlike commercial reports, the RTB's quarterly updates draw on the national register of tenancies. This enables us to provide the most complete and authoritative view of Ireland's rental sector.

## What is included in this update?

This update includes two data sets that draw on the national register of tenancies:

- **Profile of the Register Data Series for Q1 2026:** This tells us about the size of Ireland's rental sector.
- **RTB / ESRI Rent Index for Q4 2025:** The most accurate picture of average rents paid for new and existing private tenancies in Ireland, regardless of how they are advertised.

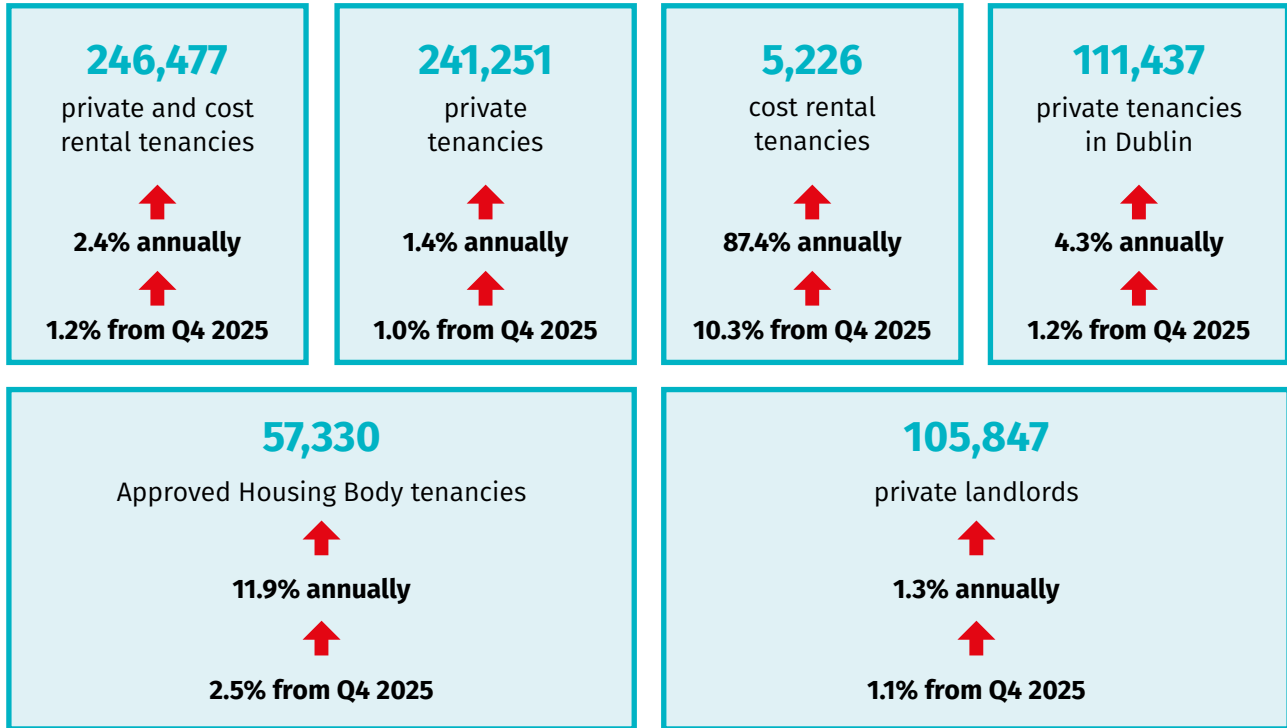
This update also includes RTB administrative data sets for Q1 2026 that can signal emerging trends in the rental market:

- **Notice of Termination data for Q1 2026.** This tells us how many landlords are ending tenancies and why.
- **RTB Dispute Resolution Service data.** This tells us who applied for formal tenancy dispute resolution and why.
- **RTB Compliance and Enforcement updates.** This reflects RTB priority actions to uphold rental law.

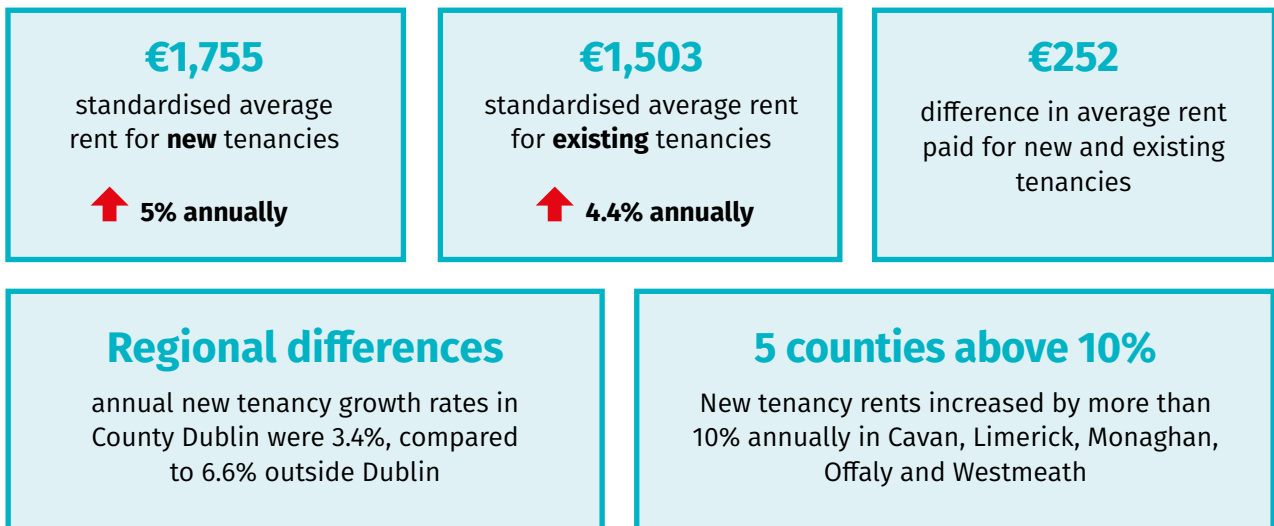
# Rental Sector Overview

## Profile of the Register data series to Q1 2026: Private, cost rental and Approved Housing Body registered tenancies all increased in Q1 2026.

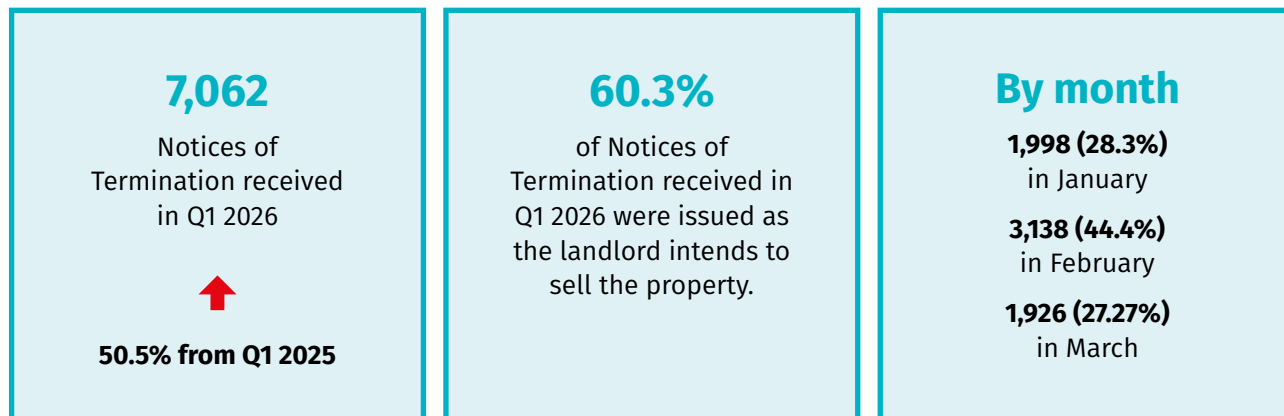
Nationally, the number of registered private tenancies rose by 1.4% annually in Q1 2026 compared with Q1 2025. Strongest annual growth rates seen for Approved Housing Body tenancies which increased by 11.9% annually and cost rental tenancies which increased by 87.4% annually.



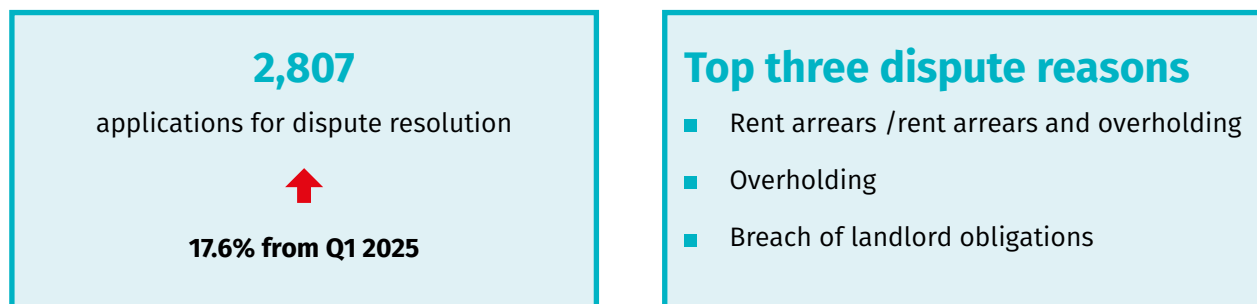
## RTB / ESRI Quarterly Rent Index Q4 2025: Average rent levels continue to rise for new and existing tenancies. Rate of increase has remained relatively consistent since Q2 2024.



**RTB Notice of Termination data: Notices of Termination increase year-on-year in Q1 2026. The majority of notices were received in January and February.**



**RTB Dispute Resolution Service data: Dispute applications increase in Q1 2026.**



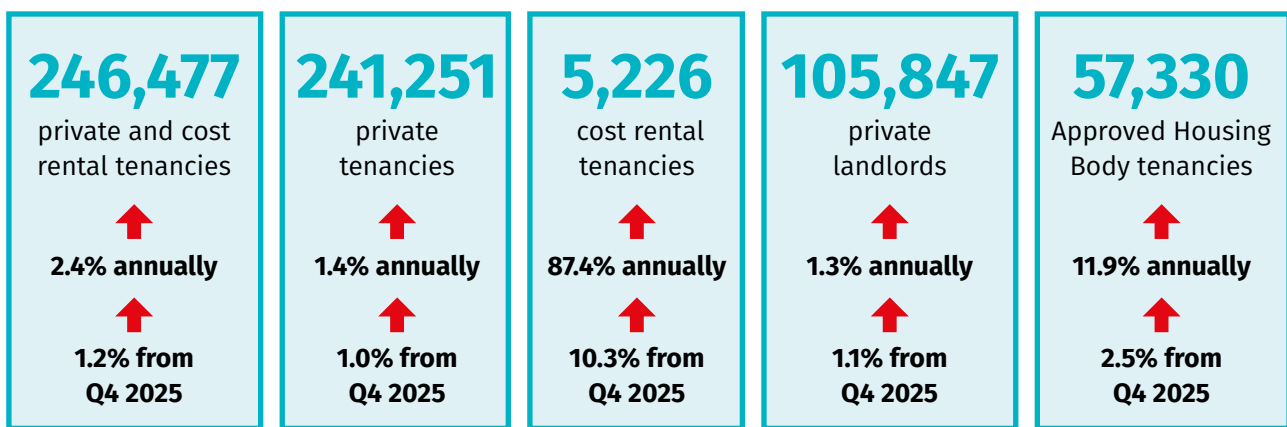
# Data in Detail

## Profile of the Register Q1 2026

The Residential Tenancies Board 'Profile of the Register' data series is the most authoritative and complete source of information on the size and profile of Ireland's rental sector.

The series tracks the number of private and Approved Housing Body tenancies registered with the RTB at the end of each quarter from Q2 2023. The data can be broken down by county, Local Authority, Local Electoral Area, dwelling type, dwelling size and landlord size. The data series also includes point in time data on student specific accommodation (SSA) and cost rental tenancies.

The key findings from the RTB Profile of the Register data to the end of Q1 2026 are:



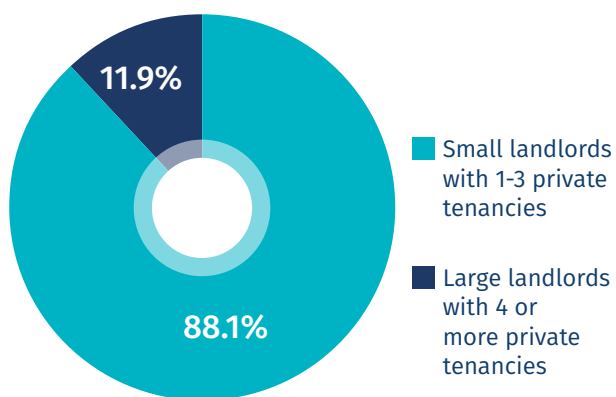
### Private Tenancies – Key Data

- The number of private tenancies registered with the RTB grew year-on-year.
- Registered private and cost rental tenancies stood at 246,477 at the end of Q1 2026. This is an increase of 2.4% annually and 1.2% quarter-on-quarter. When cost rental tenancies are removed, there were 241,251 registered private tenancies in Q1 2026. This is an increase of 1.4% annually and 1.0% quarter-on-quarter.
- County breakdowns show the highest number of private tenancies at the end of Q1 2026 were recorded in:
  - Dublin (111,437)
  - Cork (25,561)
  - Galway (13,246)
- Lowest numbers of tenancies were recorded in:
  - Leitrim (1,138)
  - Longford (1,902)
  - Monaghan (2,093)
- In Q1 2026, 54% of private registered tenancies were in apartments, while 46% were in houses.
- 2- and 3-bedroom properties are the most common dwelling sizes, accounting for two-thirds of private tenancies registered in Q1 2026.

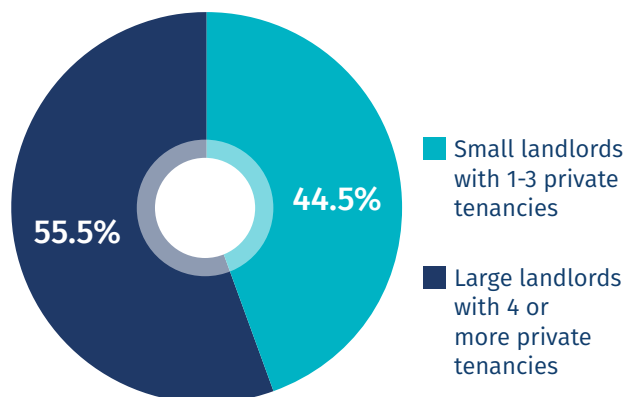
## Private Landlords - Key Data

- The number of landlords associated with registered private tenancies was 105,847 at the end of Q1 2026. This is an increase of 1.3% annually and an increase of 1.1% quarter-on-quarter.
- At the end of Q1 2026, landlords with one tenancy accounted for 66.2% of all private landlords.
- The proportion of tenancies provided by landlords with one tenancy was 24.8% in Q1 2026.
- The shape of the private rental sector continued to evolve in Q1 2026. The proportion of tenancies provided by landlords with 100+ tenancies increased for the eleventh consecutive quarter to stand at 15.1%, the highest since the series began in Q2 2023.
- In Dublin, landlords with 100+ tenancies accounted for 29.0% of all private tenancies registered at the end of Q1 2026. Outside Dublin, landlords with 100+ tenancies accounted for 3.9%.

### Landlords by size in Q1 2026



### Proportion of private tenancies provided by landlord size in Q1 2026



### Landlords by the number of private tenancies they have on RTB Register Q3 2024 – Q1 2026

	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026
Landlords with <b>1 tenancy</b>	69,273	70,040	69,036	68,814	68,659	69,291	70,077
Landlords with <b>2 to 5 tenancies</b>	28,498	28,842	28,730	28,568	28,476	28,734	29,026
Landlords with <b>6 to 10 tenancies</b>	4,122	4,219	4,199	4,180	4,159	4,150	4,218
Landlords with <b>11 to 20 tenancies</b>	1,555	1,601	1,597	1,605	1,596	1,627	1,636
Landlords with <b>21 to 50 tenancies</b>	642	647	662	653	627	617	614
Landlords with <b>51 to 99 tenancies</b>	122	125	125	130	134	139	140
Landlords with <b>100+ tenancies</b>	115	120	121	122	123	129	136
<b>Total number of landlords</b>	<b>104,327</b>	<b>105,594</b>	<b>104,470</b>	<b>104,072</b>	<b>103,774</b>	<b>104,687</b>	<b>105,847</b>

## Approved Housing Body (AHB) Tenancies - Key Data

- AHB tenancies registered with the RTB have increased every quarter since the series began in Q2 2023.
- AHB registered tenancies rose to 57,330 at the end of Q1 2026, an increase of 1,416 tenancies or by 2.5% from Q4 2025.
- In Q1 2026, 51.0% of AHB registered tenancies were in apartments, while 49.0% were in houses.
- 2- and 3-bedroom properties are the most common dwelling sizes, accounting for 72.0% of AHB tenancies on the register at the end Q1 2026.
- County breakdowns show the highest number of AHB tenancies in Q1 2026 were recorded in:
  - Dublin (20,850)
  - Cork (6,259)
  - Kildare (3,039)
  - Louth (2,899)
  - Meath (2,401)
- Lowest numbers of AHB tenancies were recorded in:
  - Leitrim (126)
  - Roscommon (209)
  - Longford (321)

### Notes:

The 'Profile of the Register' provides more accurate and in-depth information than previously available on the Irish rental sector. This follows improvements made to the RTB's registration processes between Q4 2021 and Q2 2023. The changes made to remove duplicate and inactive tenancies include:

- A new requirement to renew tenancies annually.
- Automatic removal of tenancies which are not renewed from the Register.
- Eircode validation for all tenancy addresses.
- Landlords verified by PPSN or CRO number.

The system improvements and enhanced validation processes mean that this new data series is not directly comparable to tenancy figures published for periods prior to Q2 2023.

# RTB/ESRI Rent Index Q4 2025

**The quarterly RTB/ESRI Rent Index tracks price developments in the Irish rental market over time. It is based on RTB tenancy registration data that is independently analysed by the Economic and Social Research Institute (ESRI).**

The RTB/ESRI Rent Index provides the most accurate picture of the average rents for new and existing private tenancies in Ireland. Unlike other market monitoring reports, the index is based on regulatory data that can track rent paid for all new registered tenancies, regardless of how they were advertised. The index is also unique in its ability to track trends in rent paid for all existing tenancies registered with the RTB in each quarter.

The index compares a sample of all tenancies registered in one quarter with those registered in the previous quarter and the same quarter one year previously. The report provides a standardised average rent which controls for differences in the property characteristics that make up the sample in each quarter.

## Key Trends

- Nationally, average rents continue to increase for new and existing tenancies. New tenancy rents rose by 5.0% annually.
- The new tenancy growth rate remained lower in Dublin, where it increased by 3.4% annually compared to 6.6% outside Dublin.
- Sitting tenants continue to pay lower rents than new tenants. The standardised average rent paid by new tenants nationally is now €1,755 per month. For existing tenants, it is €1,503. This is a difference of €252 per month or 16.7%.
- 5 counties above 10% - new tenancy rents increased by more than 10% annually in Cavan, Limerick, Monaghan, Offaly and Westmeath.
- Existing tenancy average rents grew more quickly annually than new tenancy rents in 13 counties. These were Clare, Donegal, Dublin, Kerry, Kilkenny, Leitrim, Longford, Mayo, Meath, Sligo, Tipperary, Wexford and Wicklow.

## New Tenancies Rent Index – Q4 2025 Key Data

- The standardised average rent for new tenancies grew by 5.0% nationally year-on-year.
- €1,755 was the standardised average rent for **new** tenancies.
- By county, it was highest in Dublin at €2,232 per month and lowest in Leitrim at €1,041 per month.
- The highest growth rates in average rent for new tenancies were seen in:
  - Limerick (12.6%)
  - Monaghan (12.4%)
  - Westmeath (11.5%)
- The lowest growth rates in average rent for new tenancies were seen in:
  - Leitrim (-4.6%)
  - Wicklow (1.0%)
  - Meath (1.7%)
- Looking at cities, Dublin City had the highest average rent for new tenancies at €2,191 followed by Galway City at €1,834 and Limerick City at €1,814. Limerick City saw the highest annual increase of 13.4% since Q4 2024.

**€1,755**

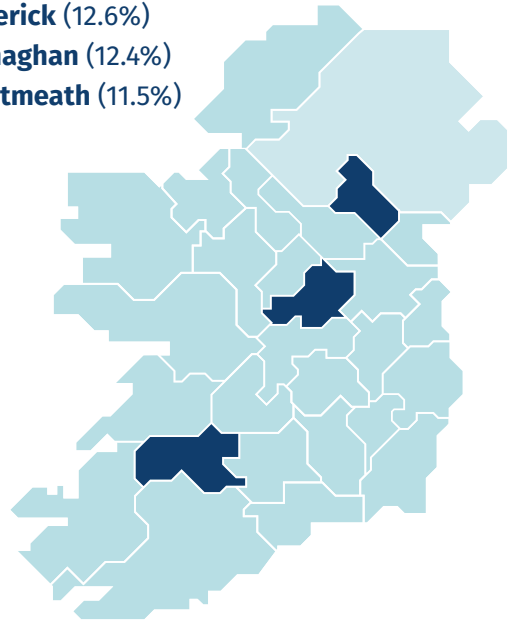
standardised average rent  
for new tenancies



**5.0% annually**

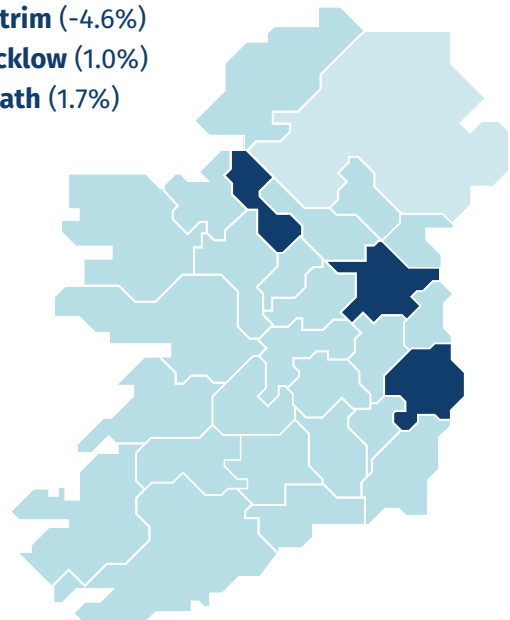
### The highest growth rates in average rents for new tenancies

**Limerick (12.6%)**  
**Monaghan (12.4%)**  
**Westmeath (11.5%)**



### The lowest growth rates in average rents for new tenancies

**Leitrim (-4.6%)**  
**Wicklow (1.0%)**  
**Meath (1.7%)**



## Existing Tenancies Rent Index – Q4 2025 Key Data

- €1,503 – standardised average rent for existing tenancies up 4.4% annually.
- By county, average rents were highest in Dublin at €1,939 per month and lowest in Leitrim at €849 per month.
- 30.2% of existing tenancies in Q4 2025 were new tenancies one year earlier. In addition to new tenancies in existing rental properties, new tenancies also include new builds and properties not rented for two years that were not subject to RPZ rules in effect in Q4 2025. They tend to come on the market at a higher rent. When they move to the Existing Tenancies Rent Index, they push up the average rent level on this index.
- The highest growth rates in average rents for existing tenancies were seen in:
  - Roscommon (7.5%)
  - Donegal (7.3%)
  - Wicklow (7.3%)
- The lowest growth rates in average rents for existing tenancies were seen in:
  - Westmeath (1.7%)
  - Waterford (3.0%)
  - Limerick (3.5%)
  - Kildare (3.5%)
- Looking at cities, Dublin City had the highest average rent for existing tenancies at €1,875, followed by Cork City at €1,413 and Galway City at €1,409.

**€1,503**

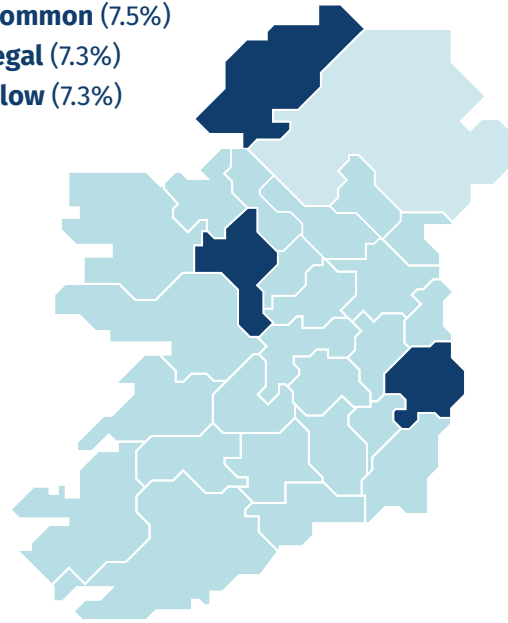
standardised average rent  
for existing tenancies



**4.4% annually**

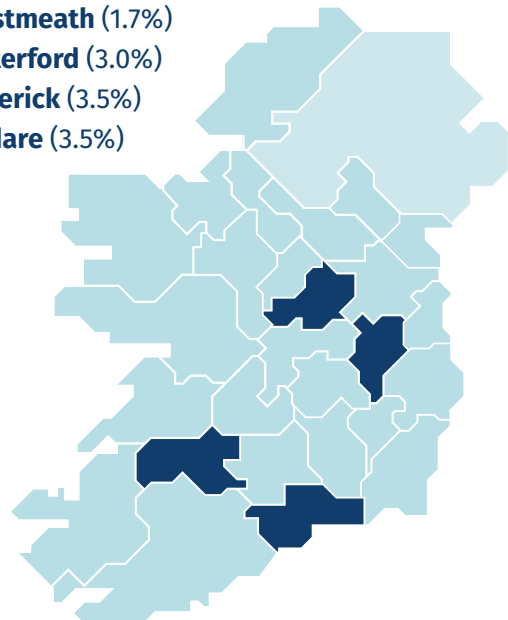
### The highest growth rates in average rents for existing tenancies

**Roscommon (7.5%)**  
**Donegal (7.3%)**  
**Wicklow (7.3%)**



### The lowest growth rates in average rents for existing tenancies

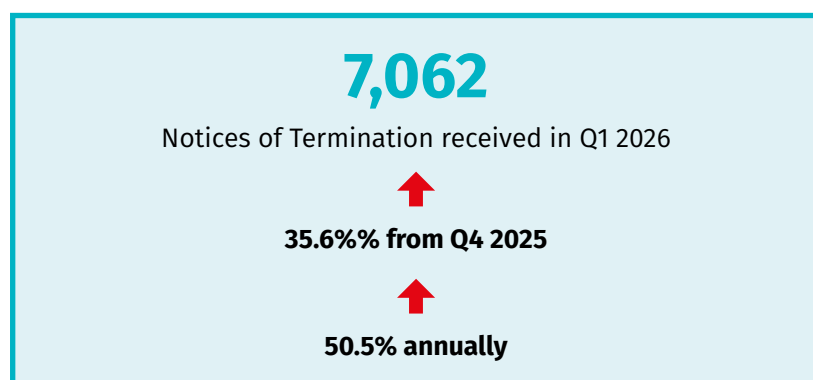
**Westmeath (1.7%)**  
**Waterford (3.0%)**  
**Limerick (3.5%)**  
**Kildare (3.5%)**



# Notices of Termination Q1 2026

When a landlord wants to end a tenancy, they share a document called a Notice of Termination (NoT) with their tenant. The Notice of Termination states the reason for ending the tenancy. It must be shared with the RTB on the same day it is given to the tenant. This data can help us to understand why landlords are ending tenancies, and if landlords are selling to exit the market.

## Notices of Termination received in Q1 2026



## Top reasons for ending a tenancy in Q1 2026

Reasons	Number	Percentage
Landlord intends to sell the property	4,259	60.3%
Landlord / landlord's family member intends to move into the property	1,338	19.0%
Breach of tenant's obligations	764	10.8%

## Notices of Termination received in Q1 2026 - Monthly breakdown

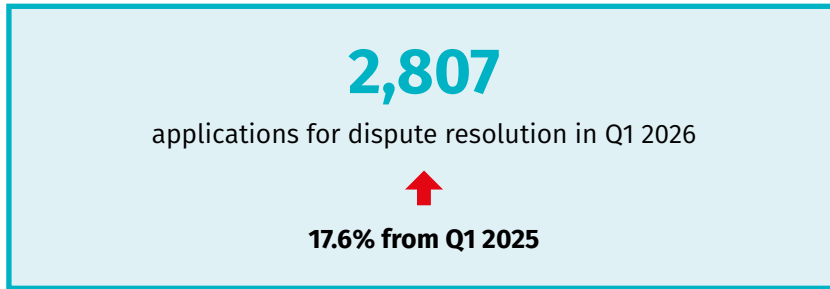
Month	Number	Percentage	Annual change
January 2026	1,998	28.3%	↑ 36.4%
February 2026	3,138	44.4%	↑ 97.4%
March 2026	1,926	27.3%	↑ 17.6%
<b>Total</b>	<b>7,062</b>	<b>100%</b>	<b>↑ 50.5%</b>



# RTB Dispute Resolution Service Data

The level of dispute applications received by the RTB in Q1 2026 increased by 17.6% compared with the same quarter one year earlier. The top reasons for submitting a dispute changed in Q1 2026. Disputes about overholding increased by 63% from 417 in Q4 2025 to 679 in Q1 2026.

## Dispute applications in Q1 2026



### Top reasons for dispute applications in Q1 2026

Reasons	Percentage
Rent arrears /rent arrears and overholding	<b>29%</b>
Overholding	<b>24%</b>
Breach of landlord obligations	<b>20%</b>

### Dispute applicants in Q1 2026

	Percentage
Tenants	<b>59%</b>
Landlords	<b>39%</b>
Third parties, such as neighbours	<b>1%</b>

\*Please note that due to rounding, the percentages may not add up to 100%.

## Dispute processing times in 2025

Reasons	2024 - all cases closed	2025 – all cases closed	2024 – all cases received and processed	2025 – all cases received and processed
Early intervention	Not available	4.3 weeks	Not available	4.2 weeks
Mediation	8.3 weeks*	10.2 weeks*	6.9 weeks*	9.6 weeks*
Adjudication	24.2 weeks	20.4 weeks	17.0 weeks	14.7 weeks
Tribunals	22.0 weeks	17.2 weeks	15.1 weeks	13.4 weeks

\*Mediation processing times for 2024 included early intervention cases. Mediation processing times for 2025 do not include cases closed at early intervention as processing times for early intervention cases are now published separately.

# RTB Compliance and Enforcement Activity Q1 2026

## Pursuing serious offenders

In Q1 2026, the RTB's Compliance and Enforcement team continued to focus on in-depth investigations into serious, deliberate and repeated breaches of rental law by a small number of landlords.

The RTB approved 40 new investigations into breaches of rental law in Q1 2026.

Investigations into serious offenders are resource intensive and can take up to 12 months to secure court confirmation of sanctions. The baseline time to complete an investigation reflects the investigation stages and mandatory wait periods prescribed by the Residential Tenancies Act. The full time to complete an investigation is also influenced by the complexity of a case, landlord engagement and court waiting lists in different regions.

The RTB issued 28 new decisions on investigation cases in Q1 2026. However, the RTB continues to experience delays in the final stages of securing court confirmation for these decisions. The RTB had 111 cases awaiting court confirmation of sanctions imposed by RTB decision makers at the end of Q1 2026. The RTB cannot publish investigation outcomes until the decision is confirmed by the Circuit Court and all appeal periods have passed. The RTB has published 19 sanctions to date in 2026 with a total value of €78,849.

## Ensuring compliance and delivering results for tenants

Alongside using our investigation and sanction process to pursue the most serious cases, the RTB has also focused on compliance interventions that deliver faster compliance and results for tenants.

### Registration enforcement – criminal process

- The RTB issued 151 compliance notices for failure to register in Q1 2026.
- 21 court summons were issued to landlords in Q1 2026.
- Court enforcement was successfully completed in 6 cases in Q1 2026.





For more information, visit [rtb.ie](http://rtb.ie)



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