The Disclosure Log for Q3 2026 contains Freedom of Information requests received and answered for non-personal information

Residential Tenancies Board –Freedom of Information Disclosure Log Q3 2026					
Reference Number	**Date Received**	**Requester**	**Request Details**	**Decision date**	**Decision**
FOI 166126	04/06/2026	Other	Under the Freedom of Information Act 2014, I request copies of: 1. Any Data Protection Impact Assessment (DPIA), Privacy Impact Assessment (PIA), or equivalent assessment relating to the publication of RTB Determination Orders on the RTB website. 2. Any current policy, procedure, guidance document, or briefing note governing the publication of RTB Determination Orders on the RTB website. If no records falling within item 1 exist, I request confirmation of whether any formal assessment of the data protection or privacy implications of publishing Determination Orders online has been conducted.	01/07/2026	Refused
FOI 166226	05/06/2026	Academic	Under the FOI Act 2014 I'd like to request the following: The names of all landlords registered under a CRO rather than a PPS number with more than 100 tenancies in the RTB register in Q1 2026 - based on the data provided on pg.5 of the RTB Directors Quarterly Update May 2026. Please search private messaging services and devices where relevant.	01/07/2026	Refused
FOI 166626	15/06/2026	Client	I wish to make a request under the Freedom of Information Act 2014.	13/07/2026	Part Grant

			I am seeking access to records relating to the Residential Tenancies Board's interpretation and application of section 148T(2)(e) of the Residential Tenancies Act 2004 (as amended), particularly in circumstances where a complaint under Part 7A concerns matters that have previously been considered through the Part 6 dispute resolution process. Specifically, I request copies of: 1. Any policies, procedures, guidance documents, operational instructions, decision-making frameworks, staff guidance notes, training materials, memoranda, briefing documents, legal analyses, or similar records concerning the interpretation and application of section 148T(2)(e). 2. Any records addressing the relationship between Part 6 dispute resolution proceedings and Part 7A Complaints, Investigations and Sanctions proceedings. 3. Any records stating that a complaint under Part 7A may be refused, discontinued, closed, or not investigated because: - a Part 6 dispute has previously been referred to the RTB; - a Tribunal has previously considered the underlying facts; - a Tribunal has made findings regarding the underlying facts; or - a determination order has previously issued. 4. Any records explaining how RTB staff are to apply section 148T(2)(e) where a complaint concerns alleged improper conduct under Schedule 2 and the same or related facts have previously been the subject of Part 6 proceedings. 5. Any internal memoranda, briefing notes, legal analyses, legal advice summaries, guidance documents, or communications relied upon by the RTB when interpreting section 148T(2)(e). I request that the search period cover records created between 1 January 2018 and the date of this request. Where any record is withheld in whole or in part, I request a schedule of records identifying the date of the record, its general nature, and the exemption relied upon.		

			If any aspect of this request is considered too broad, I would be grateful if the RTB would contact me to discuss refinement of the request before any decision to refuse it on administrative grounds.		
FOI 167226	22/06/2026	Journalist	Under the FOI Act 2014, I request access to any centralized compliance ledger, spreadsheet, report or copy of internal database tracking 'Substantial Change' exemptions (Section 56 notices) used by institutional/corporate landlords to issue Notices of Termination from 1 January 2025 to present; I also requests the following data: The number of closed and ongoing investigations into suspected or confirmed cases of invalid or fraudulent eviction notices served under these criteria - 'Substantial Change' exemptions (Section 56 notices) - 1 January 2025 to present; I also request copies of any reports, analysis papers, briefings, or memos concerning the use of, or any trends in the use of, 'Substantial Change' exemptions (Section 56 notices) by institutional/corporate landlords from 1 January 2025 to present If necessary to protect personal privacy (Section 37), individual names may be redacted but, in such cases, and pursuant to Section 18 of the FOI Act 2014, I request that you grant partial access by redacting these specific details rather that refuse release outright.	17/07/2026	Refused
FOI 167626	01/07/2026	Other	In addition in June 2026 the RTB took steps to contact all adjudicator and mediator panel members to know if they wished to renew their panel members agreement. Can I make a separate FOI request for records in relation to those panel members who have informed the RTB they wish to renew their panel members agreement as adjudicators or mediators	29/07/2026	Refused
FOI 168026	17/07/2026	Journalist	Under the FOI Act 2014, I request access to any centralized compliance ledger, spreadsheet, report or copy of internal database tracking 'Substantial Change' exemptions (Section 56 notices) used by institutional/corporate landlords in county	17/08/2026	Refused

			Dublin to issue Notices of Termination from 1 March 2026 to present; I also requests the following data: The number of closed and ongoing investigations into suspected or confirmed cases of invalid or fraudulent eviction notices served under these criteria - 'Substantial Change' exemptions (Section 56 notices) - 1 March 2026 to present; If necessary to protect personal privacy (Section 37), individual names may be redacted but, in such cases, and pursuant to Section 18 of the FOI Act 2014, I request that you grant partial access by redacting these specific details rather that refuse release outright. There is also provision under the Act and FOI guidance to pull data from other databases/documents into order to answer the request. If you foresee any need for refinement or likely refusal due to complexity of the request, please contact me to discuss instead of just issuing a refusal on deadline day.		
FOI 168226	28/07/2026	Business/Interest Group	1. Notices of Termination Received by the RTB by Reason for Termination and Date of Termination from 2019 to 2026 by Electoral Division in Limerick City and County 2. Any data available on Notices of Termination broken down by whether tenants were in receipt of Housing Assistance Payment or not by Electoral Division in Limerick City and County from 2019-2026.	26/08/2026	Refused
FOI 168926	06/08/2026	Other	Can I make the following request for records please 1. The Agenda and Minutes of the last 3 meetings of the Board of the RTB 2. The Agenda of all the last meetings of any Committees of the Board of the RTB 3. All emails or correspondence or records from the RTB to current adjudicators and mediators in relation to the renewal of their panel members agreement since January 2026 to include	04/09/2026	Refused

			all emails from the RTB staff or external agencies, and all emails in response from current adjudicators and mediators. These records can be anonymised if necessary. 4. A list of all current Adjudicators and Mediators, excluding those who have already notified the RTB they do not wish to renew their panel members agreement 5. A copy of the current Panel Members Agreement / Template from 2021 or 2022 - anonymised if necessary 6. A list of all RTB training events or forums for Adjudicators and Mediators in the last 12 months and a list of all adjudicators or mediators who either attended or could not attend or sent apologies they were unable to attend.		
FOI 169026	07/08/2026	Other	Can I make a request for the following records under Freedom of Information Act please 1. All records in relation to time frame for Mediation and Adjudication Reports submitted by Mediators and Adjudicators, e.g. list of Adjudication Reports or Mediaton Reports submitted late or outstanding, within the last 12 months 2. All emails from the RTB to Adjudicators and Mediators in relation to outstanding Reports or clarifications required within the last 12 months 3. Any records in relation to monitoring of submission of Adjudication and Mediation Reports, delays in submitting reports, delays in responding to clarifications requests etc, including any "traffic light" monitoring records. 4. Any records in relation to any submission to senior management or the Board of the RTB in relation to submission of Adjudication and Mediation Reports, delays in submitting reports, delays in responding to clarifications requests etc, including any "traffic light" monitoring records.	04/09/2026	Refused
FOI 169426	13/08/2026	Other	Can I make a request for the following records under the Freedom of Information Act please	04/09/2026	Refused

			1. All records in relation to cases assigned to Adjudicators and Mediators, the hearing dates, and the names of the Adjudicators and Mediators assigned cases for each date, from 19 May 2026 onwards I was previously provided with similar records under Freedom of Information in the form of Excel Sheets with the names disclosed. I have also been provided with records up to 19 May 2026 with the names redacted. Please see attached. However, I do not believe there is a basis to redact the names of Adjudicators and Mediators assigned cases for hearing dates. Could you ask the decision maker to consider the recent decision of the Information Commissioner in a case involving Dublin City Council, 18 May 2026 This is the decision OIC - The Journal Investigates & Dublin City Council The decision maker in that case again drew attention to the public interest test to be applied to exemptions under the Freedom of Information Act. " In particular, when issuing decisions on requests, the Council must provide reasons for refusing requests, details of the provisions of the Act on which the refusals are based, and findings on any material issues relevant to those decisions (sections 13(2)(d) and 21(5)(c) refer)." "In the case of The Minister for Communications, Energy and Natural Resources and the Information Commissioner & Ors [2020] IESC 57 (the eNet case), the Supreme Court found that the head of the FOI body dealing with the request must be conscious at all stages of the process that the overriding presumption is one of disclosure, with the result that any refusal to disclose must be fully reasoned and sufficiently coherent, fact		

			specific, and logically connected to the document or record such that the justification is sufficient." Kindly note there is also a decision of the Information Commissioner in a case called X v. RTB OIC-150166-X1W4S0 https://oic.ie/ga/cinneadh-ombudsman/4a72e-mr-x-and-residential-tenancies-board-the-rtb/ The Information Commissioner confirmed as follows in relation to Personal Information of members of staff and contractors of public bodies "Section 2 of the FOI Act excludes certain information from being considered as personal information. Where the individual holds or held a position as a member of the staff of an FOI body, personal information does not include his or her name, or information relating to the position, the functions of the position, the terms upon and subject to which the individual holds or held that position, or anything written or recorded in any form by the individual in the course of and for the purpose of the performance of his or her functions (Paragraph I refers). Section 2 contains similar exclusions where contractors are concerned (Paragraph II refers). However, the exclusions do not cover all information relating to public servants or contractors. This Office considers that the exclusions are intended, in essence, to ensure that section 37 cannot be used to exempt the identity of a public servant or a service provider in the context of the particular position held or service provided, or any records created by the relevant person while carrying out his or her official functions or while providing the service, or information relating to the terms, conditions and functions of positions or contracts. The exclusions do not deprive public servants or contractors of the right to privacy generally." The decision maker also said in that case.		

			"I wish to draw the RTB's attention to sections 13(2)(d) and 21(5)(c) of the FOI Act. These provisions specify the details that must be contained in original and internal review decisions which are refusing records, such as findings on relevant material issues, and particulars of any matter relating to the public interest that have been taken into account." The names of mediators and adjudicators engaged by the RTB are not personal information within the meaning of the Freedom of Information Act. Information in relation to invitations for cases issued to mediators and adjudicators and their acceptance by individuals are not personal information either. It seems information whether an adjudicator is or is not available to accept invitations for adjudication or mediation is not personal information either, or the time periods in which a mediator or adjudicator may or may not be available to accept case invitations. According to the Information Commissioner "anything written or recorded in any form by the individual in the course of and for the purpose of the performance of his or her function" is not subject to exemption under the Freedom of Information Act This certainly applies to records created by the RTB IT system in relation to hearing dates and adjudicators and mediators assigned hearing dates. I would be grateful if these records could be disclosed with the names of the adjudicators and mediators assigned cases on a particular date.		
FOI 169626	17/08/2026	Journalist	Under the Freedom of Information Act 2014, I request copies of the following records from January 2026 to present: • Copies of enforcement files (public complaints; inspection reports; warning, enforcement, legal letters, etc)	10/09/2026	

			regarding unauthorised short-term letting at properties where notices of termination was perviously issued to tenants I am happy for names of former tenants to be reacted as per Section 37 of the Act. However, I wish the public interest test to be taken into account for each case in terms of the landlord names, and geographic locations. Please also seriously take the public interest test into account for any commerciail sensitity (S36) examination. Please provide the requested documents in electronic format and an acknowledgement letter as soon as possible. Please also provide a schedule of records with the final decision for each record identified, whether refused release or released. Please also contact me as early as possible where any potential refinement may be required and/or where costs are envisioned and can be reduced or eliminated through request refinement Please exclude any emails concerning administrative matters with the meeting (e.g., setting a time, change of time, food to be served, etc). Clarification : Apologies for the confusion in my initial request; the text seems to have been formatted incorrectly. It is only showing up with one bullet point on my side. To clarify, I am only seeking the following records: Copies of enforcement files (public complaints; inspection reports; warning, enforcement, legal letters, etc) regarding unauthorised short-term letting at properties where notices of termination were previously issued to tenants. You mentioned this may fall under the remit of the Investigations and Sanctions team, so I am happy for you to focus the search there.		

			I hope this clarifies the scope of the request. Please let me know if you require any further information to proceed.		
FOI 1610026	27/08/2026	Journalist	I am making this request under the Freedom of Information Act 2014. I request access to records held by the Residential Tenancies Board containing the following information in respect of tenancies registered with the RTB: 1. The address of each dwelling recorded as having a registered tenancy; and 2. The Eircode associated with each such dwelling, where an Eircode is held by the RTB. I am seeking this information for all active tenancy registrations held by the RTB as of Thursday the 27th of August 2026. I am specifically seeking the dwelling/property address and associated Eircode only. I am not seeking the names, addresses or contact details of landlords, tenants, agents or any other individuals, nor any PPS numbers or other personal information. Where the information is held electronically in a database or other structured format, I would prefer to receive an electronic export of the relevant fields in a machine-readable format such as CSV or Excel. For the avoidance of doubt, I am requesting access to existing records/data held by the RTB and am not asking the RTB to create new information or undertake analysis beyond extracting the relevant existing fields. If the RTB considers that any part of this request is exempt from release, I would ask that the remainder of the requested information be released, with any exempt information appropriately redacted, and that the specific statutory basis for any refusal or redaction be identified.	10/09/2026	

			If the RTB considers that the request is too broad or requires clarification, please contact me before making a decision so that I can narrow or clarify the request.		

The RTB also processed 32 Freedom of Information (FOI) requests for personal information.

The RTB processed 3 internal reviews for non-personal information. See table below:

Internal Review Reference Number	Date Received	Requester	Request Details	Decision date	Decision
IR26-163926	02/06/2026	Other	I am requesting the following records under the FOI Act 2014: (i) I am requesting the file metadata of the separate log containing the internal review information including creation/ modification/ authorship timestamps; (ii) I am requesting the file metadata of the separate log containing Data Protection Commission notifications including creation/ modification/ authorship timestamps; (iii) I am requesting internal emails/ minutes of team meetings when the decision to create additional records that serve no legitimate purpose was made and the rationale of moving information from existing logs to new logs; (iv) I am requesting the file metadata of the Data Protection breach log as maintained by RTB administrative throughout 2025 including creation/ modification/ authorship timestamps; (v) I am requesting the file metadata of the Freedom of Information log as maintained by RTB administrative throughout 2025 including creation/ modification/ authorship timestamps (vi) Relevant records that provide the retention policies for the	24/06/2026	Refusal Upheld

			above in the event that it is refused under s15(1)(a). "Additional records" refers to the creation of new and further records to log internal review requests and data protection commission notifications rather than the pre-existing process where they were contained in the FOI log and the Data Protection log respectively as maintained by RTB administrative staff.		
IR26-165326	10/07/2026	Other	Could I make a request under the Freedom of Information Act for the following records 1. All records in relation to members of the Adjudication / Mediation panel of those panel members who have (a) resigned or (b) indicated they are or are not available to accept invitations for hearings or mediations / available to for adjudications hearings or mediations since June 2025 onwards 2. Records in relation to invitations issued to all panel members since June 2025 onwards for mediations and adjudications, indicated by individual panel member (anonymised if necessary) 3. All records in relation to invitations accepted by Adjudication / Mediation panel members since June 2025 4. Records in relation to current waiting times / processing times for mediations and adjudications since January 2026	13/08/2026	Refusal Upheld
IR26-166226	20/07/2026	Academic	Under the FOI Act 2014 I'd like to request the following: The names of all landlords registered under a CRO rather than a PPS number with more than 100 tenancies in the RTB register in Q1 2026 - based on the data provided on pg.5 of the RTB Directors Quarterly Update May 2026. Please search private messaging services and devices where	06/08/2026	Refusal Upheld

			relevant.		

The RTB also processed 2 Internal reviews requests for personal information.