

# Rental sector reforms: Regulating a changing rental sector

**Rosemary Steen, Director, RTB**

Housing Ireland Conference, 5<sup>th</sup> February 2026



# Regulatory Goals



# Our regulatory goals are clear...

1. Bring clarity where there is confusion
2. Use enhanced data to drive compliance
3. Invest in digital systems to support compliance
4. Targeted enforcement and sanctions
5. Modernising service delivery to support a changing sector



# Presentation outline

**Part 1:** Regulatory goals

**Part 2:** Rental sector context

**Part 3:** Rental law changes from 1 March 2026 - overview

**Part 4:** Our regulatory approach to implement changes

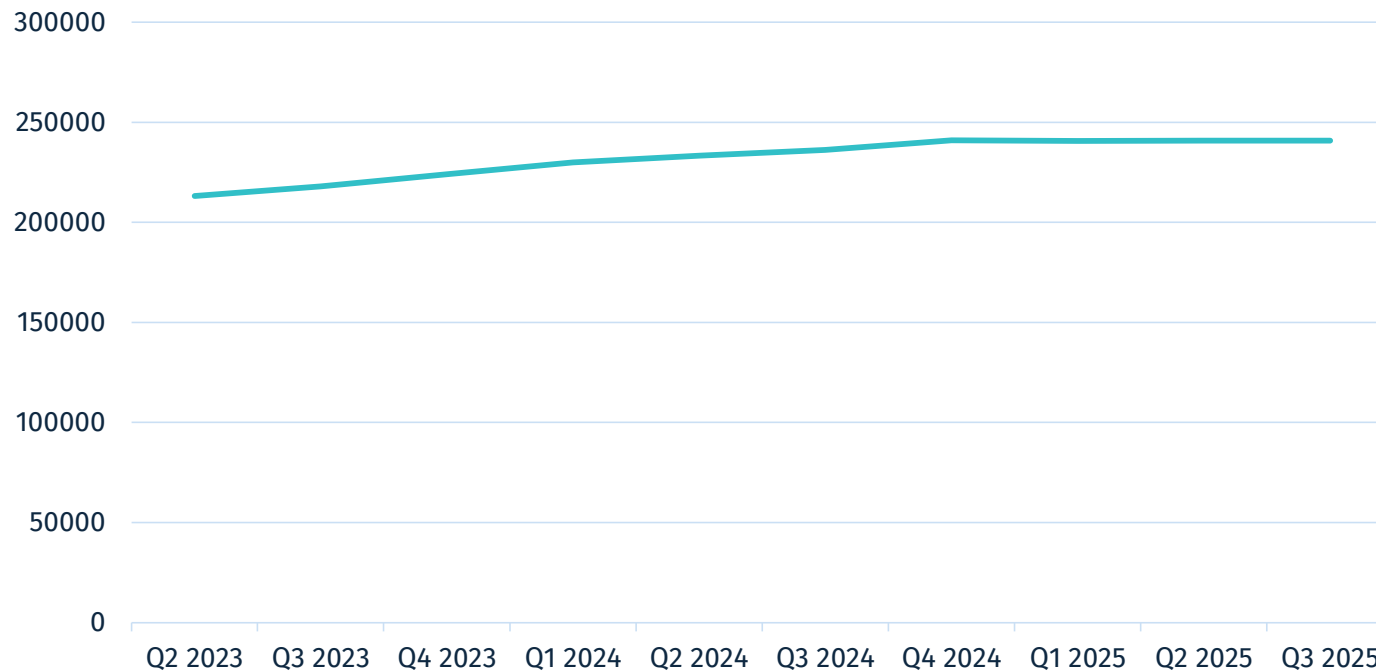


# Rental sector context



# Private tenancies - stable over consecutive quarters

## Private tenancies on RTB Register Q2 2023 to Q3 2025



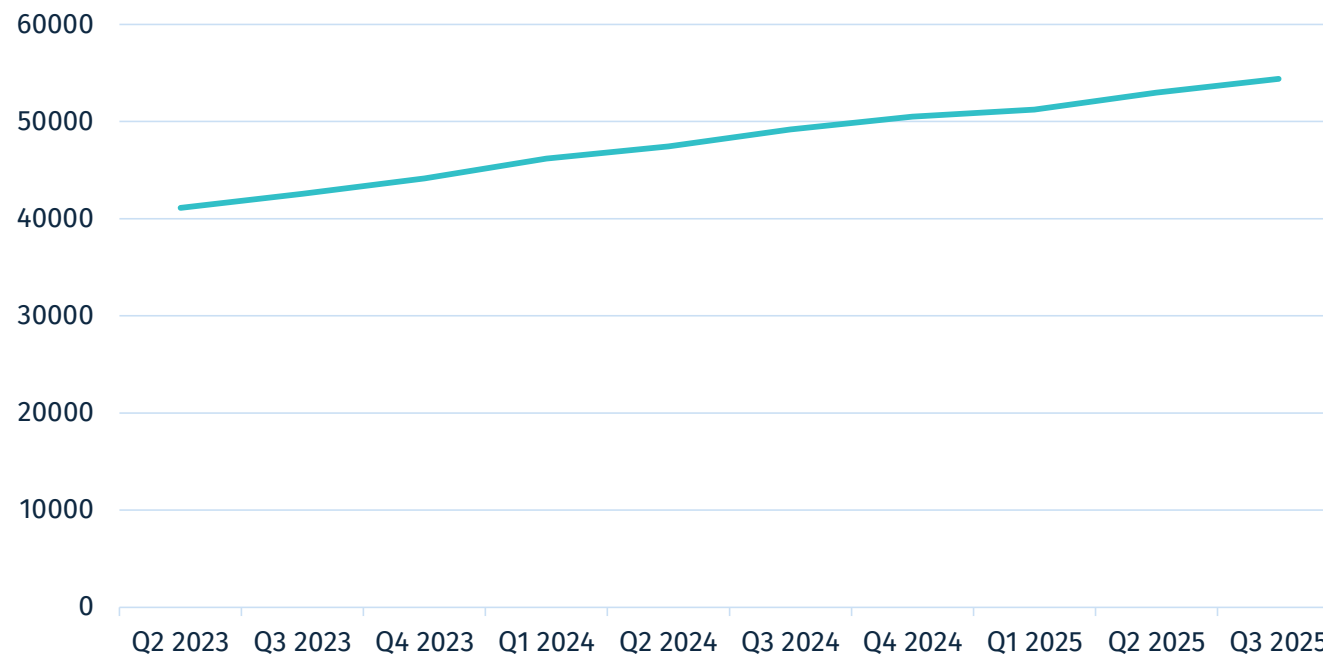
**240,751** registered private tenancies in Q3 2025

↑ 1.9% year-on-year



# AHB tenancies – consistent double digit growth

## AHB tenancies on RTB Register Q2 2023 – Q3 2025



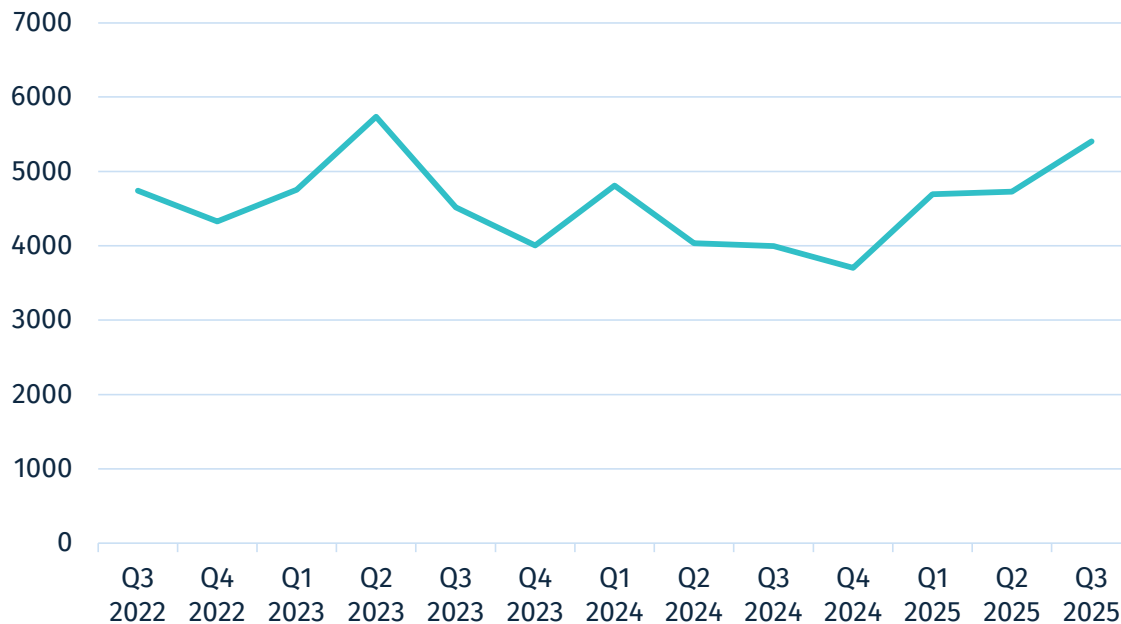
**54,416** registered  
AHB tenancies in Q3  
2025

↑ 10.6% year-on-  
year



# Churn is expected in a functioning rental market

## Notices of Termination received by RTB Q3 2022 – Q3 2025



**Over 4,000** Notices of Termination received almost every quarter from Q3 2022

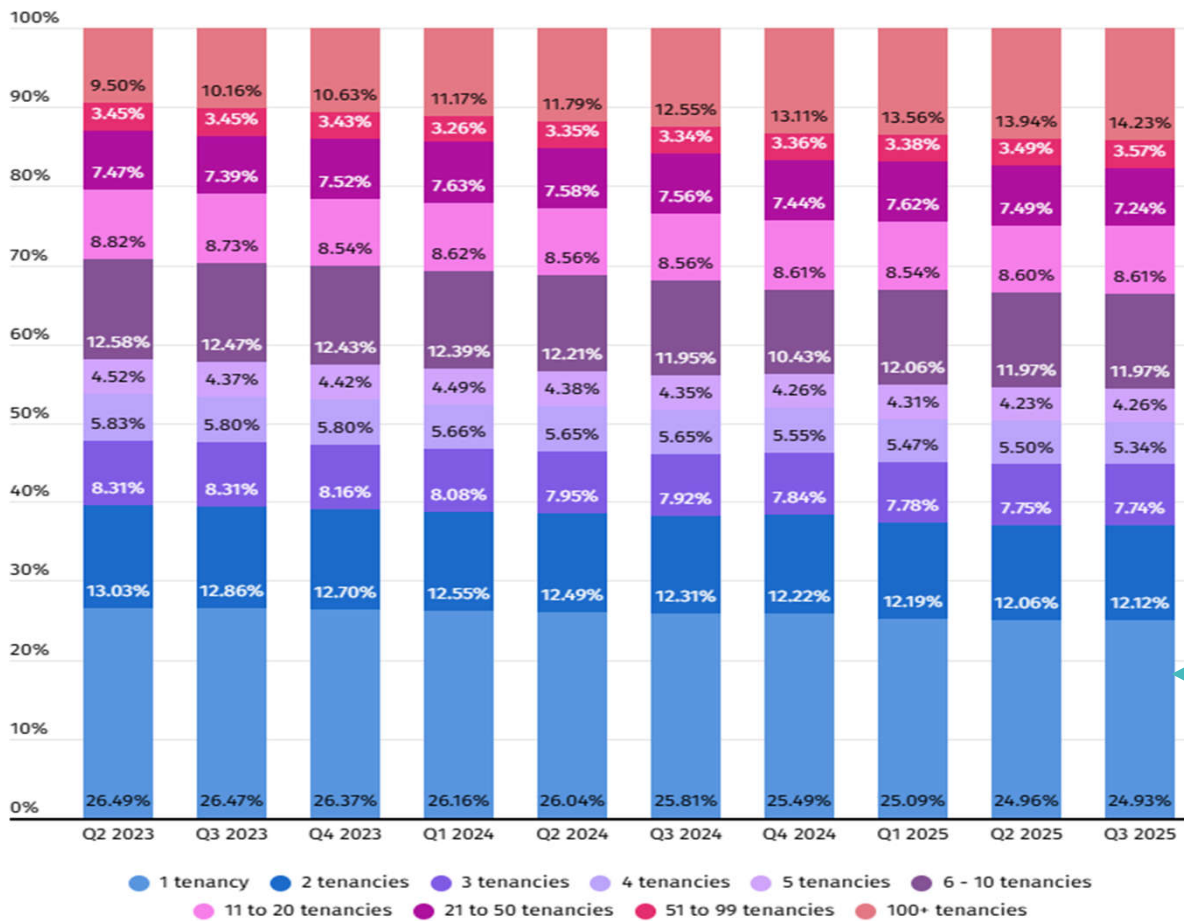
**5,405** Notices of Termination received in Q3 2025

- ↑ 35% year-on-year.
- **61%** issued as landlord intends to sell.

**RTB monitoring trends closely.**  
Q4 2025 data release on 19<sup>th</sup> March.



# Changes in landlord profile



## Landlords with 100+ tenancies

- Provide an increasing share of tenancies.
- 14.23% of all tenancies in Q3 2025

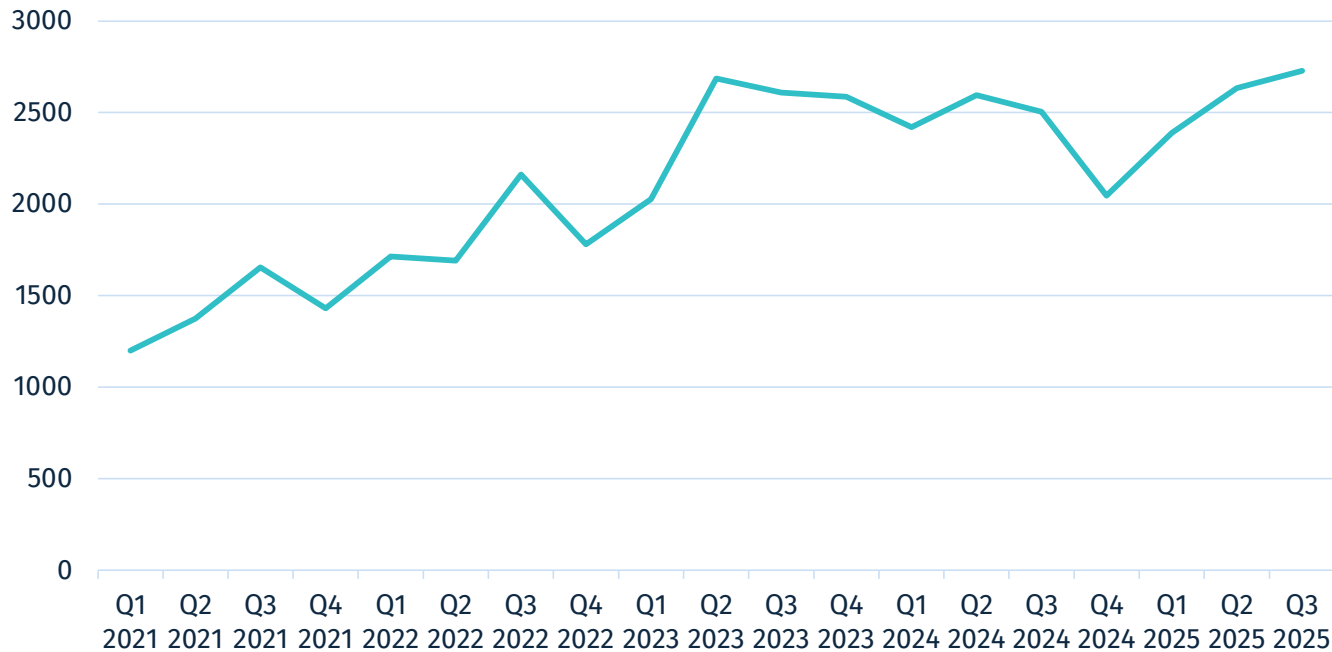
## Landlords with 1 tenancy

- Slight decline in proportion of tenancies provided.
- 24.93% of all tenancies in Q3 2025



# Dispute applications – historically high levels

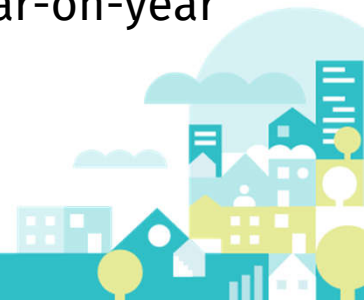
## Dispute applications Q1 2021 – Q3 2025



**75%** increase in  
dispute applications  
from 2021 to 2023

**2,729** applications  
for dispute  
resolution in Q3  
2025

↑ **9%** year-on-year





Bord um Thionóntachtaí Cónaithe  
Residential Tenancies Board

# An overview of rental law changes from 1 March 2026



# What has changed from 1 March 2026?

New rental rules from 1 March 2026:



Introduce stronger tenancy protections



Change the rules on how and when a landlord can end a tenancy



Introduce a national system of rent control

The **changes only apply to new tenancies created from 1 March 2026.** They do not change the rules for existing tenancies.



# A tenant's right to stay in their rented home

- Security of tenure is a tenant's right to stay in their rented home. A tenant gets security of tenure once:
  - They have lived in the property for six continuous months.  
**and**
  - Their landlord has not served a valid Notice of Termination in that time.
- New tenancies created from 1 March 2026 – tenants get a 6-year Tenancy of Minimum Duration (TMD).



# When and why can a landlord end a tenancy?

- All landlords can end a tenancy in the first six months for any reason.
- After six months, a landlord can only end a tenancy for **specific legal reasons**. The reasons a landlord can end a tenancy depend on:



When the tenancy began



How many tenancies the landlord has – for tenancies created from 1 March 2026

## Note:

A landlord cannot re-set to market rent for the next tenancy after a 'no-fault termination'.

This includes when the tenancy ends in the first 6 months.



# Ending a tenancy created from 1 March 2026

## All landlords

All landlords can end a tenancy at any time if:

- A tenant breaches their obligations.
- The property is no longer suitable for the tenant's needs.

## Landlords with 4+ tenancies (and companies)

The 2 reasons above are the only reasons a large landlord can end a tenancy.

## Landlord with 1 – 3 tenancies

Can end a tenancy for some additional reasons.

### During a 6-year tenancy cycle (TMD):

- To sell to avoid undue financial or other hardship.
- If the landlord or a close family member needs to live in the property.

### At the end of a 6-year tenancy cycle:

- If the landlord or a family member needs to live in the property.
- To sell the property.
- To substantially refurbish or renovate.
- To change the use of the property



# Ending a tenancy created **before 1 March 2026**

## All landlords

Can end the tenancy at any time for 6 reasons:

- If a tenant breaches their obligations.
- If the property is no longer suitable for the tenant's needs.
- If the landlord or a family member needs to live in the property.
- To sell the property.
- To substantially refurbish or renovate.
- To change the use of the property.

**There is no difference based on how many tenancies the landlord has.**



# National system of rent control

## Rent increase restrictions

- Applies to all private tenancies and Student Specific Accommodation (SSA) from 1 March 2026.
- Rent can only be increased once per year by 2% - or by inflation if that's lower. The rate of inflation is measured by the Consumer Price Index (CPI).

## Market rent re-sets

### **Private tenancy created from 1 March 2026.**

- Allowed when a new tenancy begins
  - But only if the last tenancy ended because the tenant left by choice, breached their obligations or if the property no longer suits their needs.
- Allowed at the end of a 6-year tenancy cycle (TMD).

### **Existing tenancies created before 1 March 2026**

Re-setting to market rent is not allowed.



# Exceptions

Different rules apply in certain cases:

- **For new apartments and SSA (construction commenced from 10 June 2025):** Annual increases can follow CPI, there is no 2% cap.
- **Re-setting to market rent for SSA:** Only allowed once every 3 years from 1 March 2029.
- **Approved Housing Body and cost rental tenancies:** National rent control rules do not apply.



# RTB Rent Register

Bringing enhanced transparency to rent setting – real-time data on rent from the RTB Register.

**Step 2: Search comparables** ● Healthy

Complete the form and submit to search the comparables register.

**Local Authority**  
DUBLIN CITY COUNTY COUNCIL ▼

**Local Electoral Area**  
North Inner City ▼

**Dwelling Type**  
Apartment / Flat ▼

**BER**  
B3 ▼

**Number of Bedrooms**  
2

**Floor Space (m<sup>2</sup>)**  
70

Search





Bord um Thionóntachtaí Cónaithe  
Residential Tenancies Board

# Evolving regulation for a changing sector



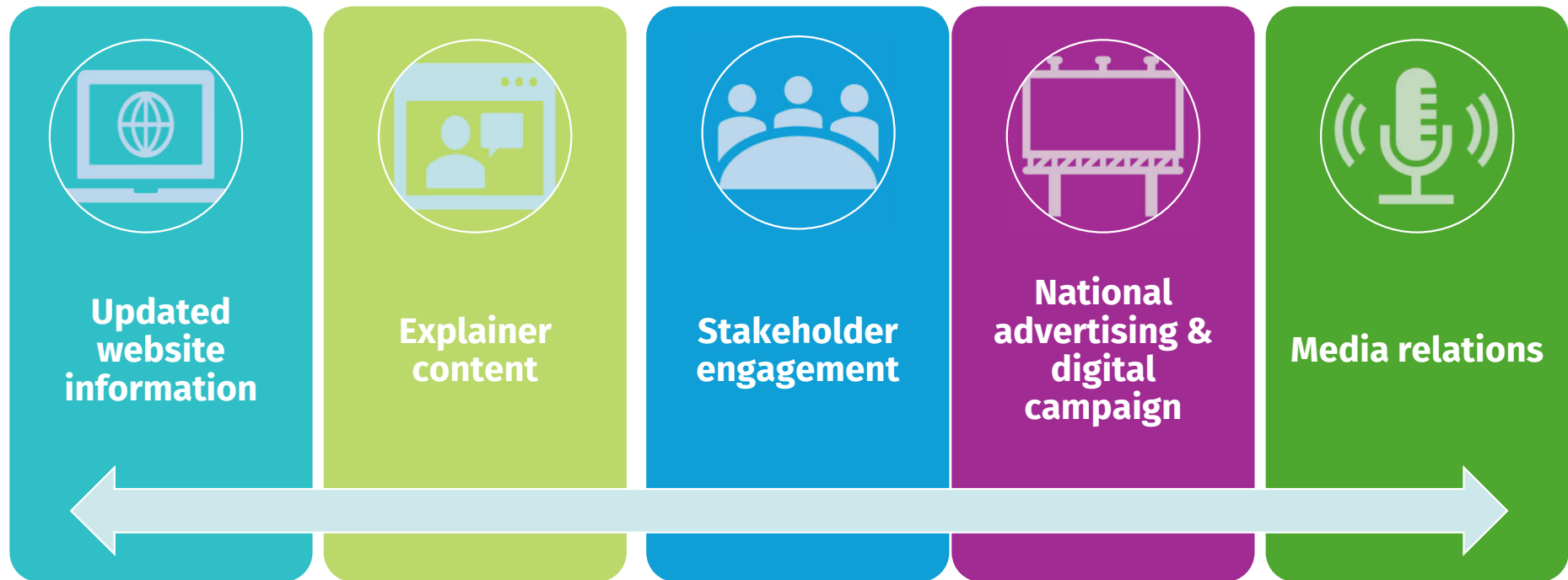
# Our regulatory goals are clear...

1. Bring clarity where there is confusion
2. Use enhanced data to drive compliance
3. Invest in digital systems to support compliance
4. Targeted enforcement and sanctions
5. Modernising service delivery to support a changing sector



# 1) Bringing clarity

## Public information campaign



## 2) Enhanced data to drive compliance

### Better data than ever before

- RTB Service Centre
- Now used to submit rent and termination notices
- Online dispute application

#### New digital tools



- Landlords now obliged to send rent setting, rent review and termination notices to both RTB and tenant

#### Same day notification



- Digital submission will enable rapid identification of potential breaches and drive compliance activity

#### Enhanced oversight



# 3) Investment in digital systems

## Planned enhancements



### Enhancements planned

- Integration of Rent Register and Rent Calculator in RTB Service Centre
- In tool notice generation



### Digital guardrails

- Use technology to prevent rent setting errors



# 4) Targeted enforcement and sanctions

## Using full powers to ensure compliance

### Education first

- Ignorance is not an excuse.
- Clear information is available through RTB website and customer channels.

### Identifying non-compliance

- Proactive identification through strategic auditing of RTB data sources and access to other Government data sources.
- Good citizen reports remain important.

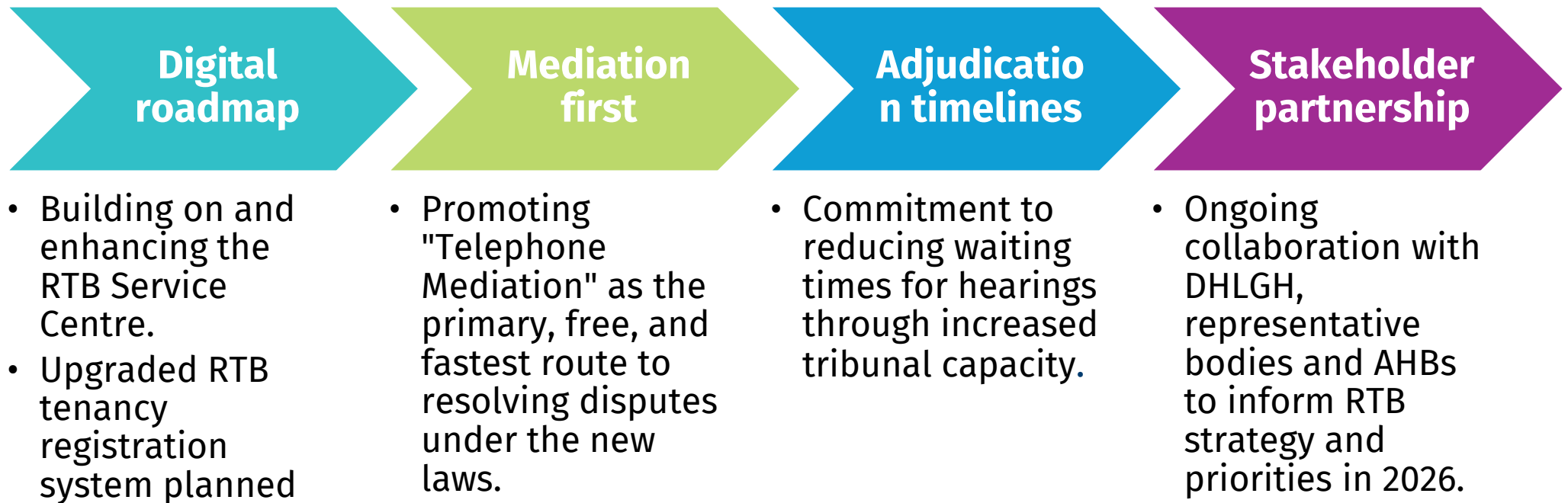
### Clear consequences

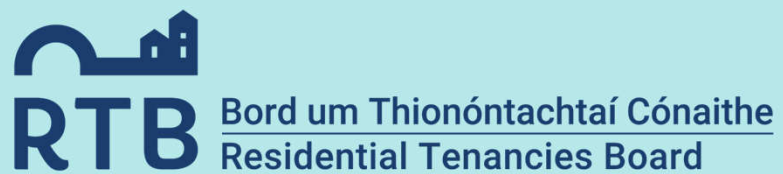
- Using full powers to prosecute or investigate and sanction.
- Fines of up to €15,000 per breach.
- Record level of fines awarded in 2024.
- Transparency effect – sanctions and orders published on RTB website.



# 5) Modernising and adapting service delivery

## Supporting a changing rental sector





# Thank you

**For more information:**  
[rtb.ie/rental-reforms](http://rtb.ie/rental-reforms)

