Generation Rent Needs Grown-Up Housing Guidelines Now

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T he private rented sector in Ireland accounts for 59% of households. In 2019, there were 763,000 people in 258,000 tenanted properties. Although the private rented sector has a number of advantages over the social rented sector, it is not without disadvantages. Tenants in the private sector have less security of tenure, and landlords are more likely to increase rent and evict tenants for no reason.

The Residential Tenancies Board (RTB) has the power to deal with disputes between landlords and tenants, including issues such as rent increases, evictions, and the handling of deposits. The RTB is an independent body that is funded by fees paid by landlords and tenants. It is regulated by the Government and its decisions are binding on both parties.

In 2015, the Residential Tenancies Act (Amendment) Act 2015 moved the RTB under the remit of the Housing (Use and Abandonment) and Residential Tenancies Act 2015, which was introduced by the Minister for Justice, Frances Fitzgerald.

The Act made changes to the RTB’s powers and duties, including the introduction of a new chapter on tenancy termination, which enables landlords to terminate tenancies in certain situations, such as where the tenant has abandoned the property, or where the tenant has not paid rent for a period of one month.

The Act also introduced new rules on rent increases and the handling of deposits, and made changes to the procedures for resolving disputes between landlords and tenants.

The Residential Tenancies Board (RTB) has been established to operate as a register for tenancies and landlords, and to provide a dispute resolution service. The board has the power to deal with a wide range of disputes, including rent increases, evictions, and the handling of deposits.

The RTB is an independent body, and its decisions are binding on both landlords and tenants. The board’s decisions can be appealed to the Circuit Court, and the courts have the power to enforce the RTB’s decisions.

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