

Residents highlight that two out of every three private rented properties around the UCC area appear not to be registered with the Private Residential Tenancy Board

Representatives of the Magazine Road and Surrounding Areas Residents Association are alarmed that two out of every three of privately rented properties/houses of multi-occupancy in their area, when checked with the RTB website, appear not to be registered.

Since 2004, it is a legal requirement for landlord/owners to register all tenancies with the RTB.

A sample check carried out by residents in 2017 found that out of 135 properties, 93 appear not to be registered. This information was forwarded to RTB in 2017.

A further recent sample check in 2021, found that out of 240 properties, 143 appear not to be registered. Many of the unregistered properties that appeared unregistered on the 2017 list appear again on the 2021 list.

A recent survey by residents in the UL area of Limerick also resulted in similar statistics for non compliance.

Following discussions with the residents association, Deputies Colm Burke and Pdraig O'Sullivan raised the issue with the RTB and the following information was furnished.

299,147 private rented properties are registered nationally with 18,262 registered in Cork.

Given the results of our two sample checks in four years and where it appears only one in three properties are registered with the RTB, if these figures were reflected nationally, you could be looking at over 500,000 properties that are not registered, with an estimated loss to the state in registration fees of €90 million (2 tenants per property @€180 per property) to €180 million (5 or more tenants @€375 per property) per annum.

If you were to underestimate our sample checks and say that only one in every four properties were not registered, you are still looking at 100,000 not being registered and again a loss to the state of at least €38 million per annum.

In the sample check of the area around UCC area, 142 rented properties not registered, results in a loss to the state of €53,250 per annum. This does not include summer letting of these properties which also require registration.

Also in a reply to further requests from Deputy Colm Burke, the RTB furnished the number of summons as follows for non registration:

2016 - 29 summons

2017 - 7

2018 - 7 (2 in Cork)

2019 - 12 (all in Dublin)

2020 - 10 (2 in Cork)

Catherine Clancy, Chairperson of the Association said: "The non-compliance by landlords has consequences for tenants and neighbouring properties on issues of management, maintenance, health and safety, upkeep of standards and antisocial behaviour. This results in unacceptable delays of many months in complaints being dealt with by the RTB. A property must first be registered with the RTB before any dispute resolution can take place.

This also results in delays of enforcement and duty of care to neighbouring properties by landlords.

"It is our experience over the last four years that the RTB is not fit for purpose when it comes to compliance/enforcement of non registered private rented properties. Landlords ignoring their statutory requirement to register their properties and tenancies in our area is completely unacceptable.

We are calling on the Government to address this issue immediately in the interest of accountability and maintaining sustainable, family friendly and age friendly communities.

We would like to thank Deputy Colm Burke for raising the issue in the Dail and we believe the RTB should be brought before the Public Accounts Committee to answer questions on the lack of compliance and enforcements."

For further information please contact: Catherine Clancy on 0872721501 or Aidan Cahill on 0868151499