

## **One in Three Privately Rented Properties in the area around UCC are not registered with the Residential Tenancies Board (RTB).**

For the fifth time in seven years a sample check by residents living near UCC, shows that over one in three of privately rented properties in the area, appear not to be registered by landlords with the RTB.

The most recent sample check taken in the area in January 2023, shows that of 270 privately rented properties(HMOs), 99 appear not to be registered with the RTB.

Of these 99 unregistered properties, 67 were first highlighted to the RTB in 2017(6yrs ago).

Chairperson of the Magazine Road and Surrounding Areas Residents Association, Catherine Clancy said "the association have repeatedly raised their concerns over the last number of years, most recently in February 2022 when they wrote to Mr Niall Byrne, Director of RTB and also to the Board of Management. Over a year later, despite receiving assurances that the matters we raised were receiving the appropriate attention, we are still waiting on a promised substantive response. This despite the RTB replying that it takes the non registration of properties seriously".

Legislation in 2014 requires all privately rented properties to be registered with the RTB.

It is our experience as residents and also given the number of high profile individuals not registering their properties recently highlighted in the media, that it is apparent that there is no appetite for enforcement by the RTB.

In early 2022, An Tánaiste, Mícheál Martin, when questioned by the media on the non registration of rented properties, and the lack of enforcement in that regard by the RTB, replied that **"it was not an issue of resources available to the RTB"**.

A core responsibility of the RTB is to provide updated and accurate figures on the private rental market to the Government, and is relied on as a key tool in the formulation of Government housing policy.

When speaking at the Public Accounts Committee last year, Mr Niall Byrne, Director RTB stated that **"data is the currency of legislation"**, so he clearly knows the importance of accurate data.

Given our sample check showing one in three privately rented properties(HMOs) not being registered, we believe the data available on privately rented properties within the state is far from accurate.

The RTB allowing landlords to self regulate on their statutory requirement is clearly not working. The non compliance by landlords on this, their statutory requirement has serious consequences for tenants security of tenure, neighbours and the local community. This results in a closed door or long delays in resolving issues, with the RTB failing in it's duty of care to us as a third party.

The residents association believes that the consistency of non registration of privately rented properties over many years requires a complete system change within the RTB if it is to fulfil its statutory obligations.

If you require further information please contact:  
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