

The rental law has changed

What are the changes and what do they mean for your rights and responsibilities?

Rules for ending a tenancy

Changes in place from 4th June 2019

Notice periods increased

The 2019 Act increased the notice periods needed when a landlord ends a tenancy (see below).

When a rental property is being sold

A tenancy can be ended if a landlord intends to enter into a contract to sell the property within nine months of ending the tenancy. If the sale does not occur or if they decide to re-let the tenancy, the landlord must offer the tenant an opportunity to re-let the property within the following nine months.

When a landlord is substantially refurbishing a rental property

A tenancy can be ended where a landlord intends to carry out substantial refurbishment to the property. There are changes to the law that have added criteria to be satisfied and information to be provided when serving this type of notice.

All landlords must state:

- > if planning permission is provided
- > the name (if any) of the contractor
- > the dates on which the works are to be carried out
- > the proposed duration of the works.

What's new

Landlords must also ensure the notice contains or is accompanied by a certificate (in writing) of a registered professional stating:

- > the works would pose a threat to the health and safety of the occupants
- > the property should be vacated while the works are taking place
- > the length of time the property should be vacated to complete the works (this must be longer than three weeks).

A landlord must now also offer the property back to the original tenant when the works have been completed.

When a landlord plans to move into a property or requires it for a family member or if the landlord plans to change the use of the property

A landlord must now offer the property back to the tenant if it becomes available for re-let within 12 months of the expiry of the notice period.

Tenants must provide their contact details in writing to their landlord within 28 days of receiving a notice of termination if they wish to be offered to re-let the property if it becomes available to rent.

A landlord must now send Notices of Termination to the RTB

Where a tenancy has lasted more than six months, and a landlord is ending the tenancy, a copy of Notice of Termination with the required form must be sent to the RTB within 28 days of the tenancy ending.

Sample notices and the required cover form can be found on www.rtb.ie and can be sent by email to registrations@rtb.ie or by post to **RTB, PO Box 47, Clonakilty, Co Cork.**

Remedial Notice

This is a new type of notice to allow landlords or tenants to serve a new shorter notice where they make a mistake provided the landlord or tenant gets the full benefit of the notice period. For more information on remedial notices see www.rtb.ie

New Notice Periods

