Notice of Rent Review

RTB Bord um Thionóntachtaí Cónaithe
Residential Tenancies Board

Notice served in accordance with section 22 of the Residential Tenancies Act 2004 (as amended). Part D may be used as a Notice of Exemption from Rent Increase Restriction at Rent Review to comply with Section 19 of the Residential Tenancies Act 2004 (as amended).

Notice for tenants

Your landlord has set a new rent for your tenancy following a rent review. This notice states:

- the new rent amount.
- the date the new rent will take effect.

Serving a Notice of Rent Setting

A landlord must give a tenant at least 90 days' notice before the new rent takes effect. For the notice to be valid:

- It must be served to the tenant 90 days before the new rent takes effect.
- A copy must be served to the RTB within 7 days of the date the notice is served on the tenant.

Disputes about rent reviews

If you want to refer a dispute about this rent review to the RTB, you must do this:

a) before the date the new rent becomes payable.

or

b) within 28 days from the date that you receive this notice (if this is later).



Landlord checklist

- [x] I have read and understand the guidance on setting and reviewing rent at www.rtb.ie.
- [x] I am using this notice to **review rent for an existing tenancy.**
- [ ] I have served this notice to the tenant(s) and the RTB.
- [x] A rent review is allowed for this tenancy at this time. It is at least 12 months since the last rent review (or 24 months for an existing tenancy in an area that became a Rent Pressure Zone in the last 2 years) or there has been a substantial change to the accommodation since the last rent review.
- [x] I have used the RTB Rent Increase Calculator to calculate the maximum rent increase allowed for this rent review (if applicable).
- [x] I have used the RTB Published Register to provide examples of rent paid for three comparable dwellings.
- [ ] **If claiming an exemption from rent increase restrictions** - I have completed Part D and provided supporting evidence with this notice.
- [ ] **If claiming an exemption from rent increase restrictions** - I have read on www.rtb.ie and understand the penalties for giving false and misleading information about an exemption, and for claiming an exemption where it does not apply.
- [ ] **If inflation only rent increase restriction applied to a new apartment or student specific accommodation (SSA) commenced from 10 June 2025** – I have a commencement notice or a 7-day notice, and a related certificate of compliance upon completion, under the Building Control Act 1990 that were submitted to a building control authority on or after 10 June 2025. I understand I may be asked to produce these documents during an RTB investigation or if a dispute is referred to the RTB.
- [x] I understand that floor area, as I have provided in this notice, means

  (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and

  (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).
- [ ] RTB tenancy registration updated with new rent. Must be updated within one month of when new rent takes effect.

Part A: Tenancy details

1. **Tenancy type** ● Private tenancy ☐ Student-specific accommodation

2. **Dwelling address**
   [address withheld]
   Castle View House
   Castle Road

3. **Eircode** [withheld]

4. **Registered tenancy (RT) number**

5. **Tenancy start date** 01 / 07 / 2024

6. **Floor area (metres squared)** 75

7. **Building Energy Rating (BER), where applicable**
   B3

8. **This tenancy is in a new or extended apartment complex or student specific accommodation, where development commenced from 10 June 2025.**
   ☐ Yes ● No

Part B: Details of new rent

9. **Current rent amount** € 2100.00

10. **Current rent frequency** ☐ Weekly ☐ Fortnightly ● Monthly

11. **Date last notice of rent review served** 01 / 07 / 2025

12. **New rent amount** € 2149.00

13. **New rent frequency** ☐ Weekly ☐ Fortnightly ● Monthly

14. **Date new rent takes effect** / /

15. **Date this notice is signed and served** ☐☐ / ☐☐ / ☐☐☐☐

16. **The national rent control rule applied to this rent review was:**

- [●] Increase capped at 2%, or rate of inflation if lower
- [ ] Increase capped at rate of inflation only (dwelling in new or extended apartment complex or student specific accommodation where development commenced from 10 June 2025 only)
- [ ] Exemption from rent increase restrictions

17. **For a capped rent increase:** RTB Rent Increase Calculator used to calculate the maximum rent increase allowed and copy of calculation attached.

[●] Yes [ ] Not applicable

18. **For an exemption:** Part D – Notice of Exemption from Rent Increase Restrictions completed and required documents attached.

[ ] Yes [●] Not applicable

Part C: Details of rent paid for comparable dwellings

19. It is the landlord's stated opinion that the new rent is not greater than the market rent, having regard to the other terms of the tenancy, and rent information contained in the RTB's published register for dwellings of similar size, type and character, by reference to floor area, number of bedrooms and BER (where applicable) and situated in a comparable area.

Comparable dwelling 1	
Registered tenancy (RT) number	RT-0626-...
Rent amount	€ 2600.00
Comparable dwelling 2	
Registered tenancy (RT) number	RT-0926-...
Rent amount	€ 2525.00
Comparable dwelling 3	
Registered tenancy (RT) number	RT-0926-...
Rent amount	€ 2395.00

Part D: Notice of Exemption from Rent Increase Restriction upon Rent Review

20. The landlord states that, in the landlord's opinion, this rent setting is exempt from national rent increase restrictions for the reason(s) selected below.

Substantial change	
☐ **Reason 1:** Permanent extension	Works were carried out that permanently extended the dwelling and increased the floor area by at least 25% of the floor area as it stood immediately before the works began. 'Floor area' means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).
☐ **Reason 2:** Building primary energy use (as per BER certificate) reduced by at least 150kWh per metre squared per year	In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, works were carried out that reduced the building's primary energy use (as per BER certificate) by at least 150 kWh per metre squared per year.
☐ **Reason 3:** Other works completed	Works carried out resulted in at least 3 or more of the following (please tick all that apply): ☐ The internal layout of the dwelling was permanently changed. ☐ The dwelling was adapted to provide for access and use by a person with a disability, as defined in the Disability Act 2005. ☐ A permanent increase in the number of rooms in the dwelling. ☐ In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a primary energy use (as per BER certificate) of more than 225 kWh per metre squared per year, that usage was reduced by at least 75 kWh per metre squared per year. ☐ In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a primary energy use (as per BER certificate) of up to 225 kWh per metre squared per year, that usage was reduced by at least 50 kWh per metre square per year.
Reason 1 - 3: Declaration by landlord	
☐ The landlord confirms that the works carried out, and identified above, do not solely consist of works carried out for the purposes of complying with the landlord's obligation under section 12(1)(b) of the Residential Tenancies Act 2024, as amended, including to meet the minimum standards for residential rental accommodation. Please tick the box to confirm.	

End of 6-year or 3-year cycle	
☐ **Reason 4:** Private tenancy - end of 6-year Tenancy of Minimum Duration cycle	The tenancy commenced on or after 1 March 2026. Following a period of at least six years when the national rent increase restriction was applied, the restriction does not apply to next rent setting. At all times, a landlord must not set a rent greater than the market rent.
☐ **Reason 5:** Student specific accommodation tenancy - end of 3-year cycle	The SSA tenancy/licence commenced on or after 1 March 2026 and before 1 March 2029 and the rent increase restriction was applied to that tenancy during at least the 3 years directly before this rent setting. or The SSA tenancy/licence commenced on or after 1 March 2029 in a dwelling that was used as SSA and under tenancy/licence for at least six months during each of the past three years and the rent increase restriction was applied during that time.

Part E: Supporting documents

Landlords must provide documents that support any exemption claimed. This may include for example, the old and new BER certificates, a letter of certification confirming the nature of any structural changes from an architect, chartered surveyor, chartered engineer or any related planning permission.

21. Please list all supporting documents attached:

a.	RTB Rent Increase Calculator printout (rtb.ie), inputs as in section 17
b.	RTB Rent Register results, 6 searches (refs in report), s.19 rows marked
c.	
d.	
e.	
f.	

Part F: Landlord / authorised agent details

22. **Who is this notice completed by?** ☐ Landlord ● Landlord's authorised agent

23. **Landlord's name:**

24. **Authorised agent's name (if applicable):** Marlay Lettings

25. **Submitter's address:**

26. **Eircode**

27. **I declare that all the information I have given on this notice is correct** ☐

28. **Name (BLOCK CAPITALS)** MARLAY LETTINGS

29. **Signature**

Serving a Notice of Rent Review

You must serve the notice to your tenant and serve a copy to the RTB within 7 days of the date the notice is served on the tenant. You can send it to your tenant by post or email. If you send it by post, we recommend that you keep a record of postage.

To submit this notice to the RTB:

- Go to www.rtb.ie.
- Log in to the RTB Service Centre and upload your notice.

If you cannot submit the notice online, you can post it to:

Residential Tenancies Board,
PO Box 13841, Freepost FKY7736,
Killorglin,
Co Kerry.

The Notice of Exemption from Rent Increase Restriction upon Rent Review is also included in Part D of this notice for ease of notification of a new rent and any exemption at the same time. A separate Notice of Exemption from Rent Increase Restriction upon Rent Review is available on www.rtb.ie. It must, if not already served as part of the notice of rent review, be served (in the same manner as a notice of rent review) on the tenant and the RTB within one month from the date of setting of the rent.