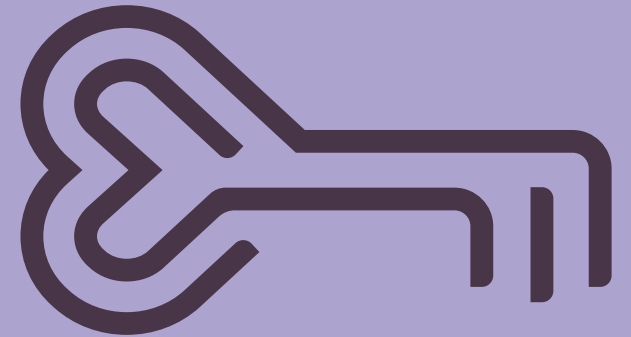




Threshold's TUD Service Presentation 2026.

Naoise McTeirnan & Jessica
Nogueira



Introduction.

- Who we are & what we do
- Annual report stats 2025
- Tenant & landlord notice periods
- Am I a licensee or a tenant?
- Rent reviews
- How to spot a scam
- Brief look at new legislation
- RTB
- Questions

Who are Threshold & what do we do.

- Threshold was founded in 1978.
- We provide free, independent advice and support to people with housing problems.
- Our mission is to help tenants, prevent homelessness, and promote the right to housing for everyone.
- We work closely with renters facing housing issues and campaign together for policy changes that lead to better laws.
- Our aim is to ensure everyone has access to affordable, secure, suitable, and good-quality housing.
- We provide advice and support to tenants and renters.
- Review notices of termination, rent increases, and lease agreements.
- Liaise with landlords to discuss payment plans for tenants in rent arrears.
- Assist tenants with Housing Application forms.
- Help with evidence submissions for disputes with the Residential Tenancies Board (RTB) and Workplace Relations Commission (WRC).
- Assist with representation at dispute hearings.
- Support renters and tenants in getting their deposits returned.

Our clients in 2025.

- In 2025, our services **supported 19,579 individual households** with advice, tenancy protection and/or representation.
- Threshold advisors **worked on a total of 15,587 new cases**, an increase of 7.4% on 2024.
- Of the households we worked with, **11,626 were deemed to be at risk of homelessness**.
- Our services **prevented 3,704 households** from entering homelessness.
- A total of **34,559 individual calls** were made to the freephone
- Threshold met over **900 clients through outreach clinics**

Notice periods for landlord & tenants.

Tenants

Tenancy length	Notice period
Less than 6 months	90 days
6 months to 1 year	152 days
1 year to 7 years	180 days
7 years to 8 years	196 days
More than 8 years	224 days

Landlords

Tenancy length	Notice needed
Less than 6 months	28 days
6 months to 1 year	35 days
1 year to 2 years	42 days
2 years to 4 years	56 days
4 years to 8 years	84 days
8 years or longer	112 days

- The notice must be served to the tenant and the RTB on the same day. If not, it's invalid.
- A landlord can now submit a notice to the RTB through the [online RTB Service Centre](#).
- Since 1 March 2026, notices and documents can be sent electronically.
- When a landlord serves Notice of Termination for the intent to sell, a tenant must allow viewings of the dwelling.

Am I a licensee or a tenant ?

Tenant example:

Sarah rents a two-bedroom apartment in Dublin 8 on a 12-month fixed-term lease; she pays rent to the landlord. Her landlord does not live there.

Rights & Protections:

Sarah's tenancy must be registered with the **Residential Tenancies Board (RTB)**. If there is a rent increase above permitted thresholds or a dispute over deposit retention, Sarah can take her case to the **RTB Dispute Resolution** service. She is legally guaranteed minimum notice periods depending on how long she has lived in the apartment.

Licensee example:

Mark rents a single bedroom in a house in Ranelagh. He shares the kitchen and living room with the homeowner, who lives in the property as their primary residence (often referred to as 'digs')

Rights & Protections:

Mark would be as a licensee because he does not have exclusive possession of the entire property. His agreement does **not** fall under the Residential Tenancies Act, so it does not need to be registered with the RTB.

He has **no statutory minimum notice periods** (he can be asked to leave with very short notice), and if the homeowner raises the rent or wrongfully withholds his deposit, he cannot use the RTB to resolve it.

Licensee example:

Lisa rents a room in a three-bedroom house from John, who is also a tenant and named on the lease. Lisa paid a deposit to John and pays rent to him. Lisa does not know who the landlord is.

Rights & Protections:

Lisa would be seen as a licensee as she rents from another tenant, After six months, however, you may apply to become a tenant on the same terms and conditions as the existing tenant. It is important to have contact details for the landlord/agent to make application.

If the landlord/agent refuses your request to become a tenant, you may be able to refer a dispute to the **Residential Tenancies Board**

Tenant example:

Ellie rents a room in a house with other tenants, the landlord does not live there but she pays him rent through bank transfer monthly. She has no lease.

Rights & Protections:

Ellie would be seen as a tenant, as she has exclusive use and the landlord does not reside there, she also pays rent directly to the landlord, the Residential Tenancies Act would apply to her tenancy

What is a licensee?

- If you share accommodation with a homeowner, then this is a 'licence arrangement', and the normal landlord-tenant laws do not apply. The homeowner is referred to as a 'licensor'. You are, therefore, a 'licensee', not a tenant, and you will not be able to rely on tenancy legislation or avail of the dispute mechanisms available for tenants. We recommend that both you (the licensee) and the homeowner (the licensor) still draft an agreement in writing covering the key issues of the rental agreement – deposit, rent, bills, house rules and how either party may end the letting – which can be referred to if a dispute arises. Should you encounter difficulties in getting your deposit back at the end of the letting, you may be able to refer a case to the small claims court www.courts.ie.
- If you are renting a room from an existing tenant, you may also be a licensee, and the normal landlord-tenant laws do not apply. After six months, however, you can apply to become a tenant on the same terms and conditions as the existing tenant/s. If the landlord/agent refuses your request to become a tenant, you may be able to refer a dispute to the Residential Tenancies Board (RTB). Please contact us if you are in this situation.
- **There is little legal protection for licensees. For example, licence arrangements do not have to be registered with the RTB, and no minimum standards, rent book regulations or minimum notice periods apply. If there is a dispute, a licensee cannot take a case to the RTB, and whilst the small claims court may be an option for recovering an unfairly retained deposit, this is not always the case.**

Rent increases.

- **Rent Pressure Zones (RPZ)** are areas where rents cannot be increased by more than 2% per year, or by the rate of inflation, whichever lower.
- In RPZs, rent can be increased only once every 12 months. This increase must be carried out using a prescribed rent review form, with tenants given at least 90 days' notice.
- As of 20 June 2025, RPZ regulations have been applied nationwide, meaning that all tenancies must comply with RPZ regulations.
- For **new tenancies from 1 March 2026**, all landlords will be able to set rent at market rates if the previous rent was below market level, **and** the previous tenant left voluntarily, breached their tenant obligations, the property is no longer suitable, or at the end of the 6-year TMD, and 3 years for student-specific accommodation.
- For **existing tenancies** (in place on 28 February 2026), rent increases will be capped based on the Consumer Price Index (CPI) or 2%, whichever is lower.

When rent **CANNOT** be reset:

- After the landlord terminates using "no-fault" grounds (sale, refurbishment, change of use, family occupation).

New legislation.

From 1 March 2026

Six-year tenancies of minimum duration (TMD)

- All **new** tenancies last a minimum of six years.
- Landlord's ability to end the tenancy is restricted after six months.
- If neither party ends the tenancy, it automatically renews for another six years.

Ending a tenancy

Tenant-led: No changes.

Small landlords (3 or fewer tenancies), during the six-year minimum duration, may only end a tenancy if:

- They can show genuine hardship, and
- They will either:
 - Sell the property, or
 - Use the property themselves or for a close family member.

After the six-year minimum duration, small landlords may end a tenancy for:

- Sale
- Own use
- Substantial refurbishment
- The home is no longer suitable for the tenant

Large landlords (4 or more tenancies or a company) cannot end a tenancy during or after the six-year TMD if the tenant has not breached their obligations.

Student-specific accommodation (SSA)

- The six-year minimum does not apply.
- Rent can increase annually by 2% or CPI (whichever is lower).
- Rent can be increased to market rent every three years.

Garden homes and new regulations.

- On 21 April 2026, the [Government announced plans to amend planning permission regulations](#). If these changes go ahead, certain work that currently needs planning permission will no longer require permission.
- The changes being introduced include a new exemption for an auxiliary habitable dwelling, which will allow the addition of a detached habitable accommodation linked to the services of the principal house, with a floor area between 32 sqm and 45 sqm.
- To facilitate this particular measure, the Residential Tenancies Acts 2004-2026 will be amended to provide that auxiliary dwellings developed in accordance with the Exempted Development Regulations, which are rented, will not be within the scope of the Residential Tenancies Acts 2004–2026.
- Currently, you can be a tenant and the **Residential Tenancies Act** applies to your tenancy in "garden home" accommodation if you have exclusive use of the self-contained unit and do not need to access the main property.
- This new legislation may now make these types of tenancies licensees, but we are awaiting further clarity on this.

Scams and how to spot them.

The 3 Rules to Avoid Rental Scams

- **Inspect the Property:** Visit in person and take a photo of the landlord's or agent's ID before paying. Don't rush based on online photos or virtual tours.
- **Use Secure Payments:** Choose secure platforms that offer protection. Avoid cash payments or transfers without verifying the recipient's identity. Get a written contract detailing terms.
- **Trust Your Instincts:** If it feels too good to be true, investigate further. Take your time and seek advice if needed. Threshold is here to help with property inquiries.

Types of Rental Scams

- The scammer claims to be abroad, can't show you the property, and requests a deposit.
- The scammer shows the property, collects multiple deposits, and disappears.
- The transaction appears normal until the keys don't work and the landlord is unreachable.

Report scams to help prevent others from falling victim. Contact us if you suspect an ad. If you believe you've been scammed, report it to your local Garda station.

How can the RTB help & what do they do.

- Independent Public Body that regulates Ireland's rental sector.
 - Inform tenants and landlords of their rights and responsibilities.
 - Ensure landlords register tenancies and follow the rental law.
 - Help to resolve tenancy disputes.
 - Provide trusted data and insights into inform rental sector policy.
- Investigations & Sanctions
 - Disputes
 - Mediation
 - Adjudication
 - Tribunal

How to contact us ?

- Freephone on 1 800 454 454 Monday to Friday, 9am to 9pm
- Send an email through our website Threshold.ie
- Book a face-to-face appointment through our website in one of our 4 clinics across Dublin in the City Centre, Dublin 8, Crumlin & Tallaght or our clinics in Limerick, Ennis, Galway, Castlebar & Cork



Questions ?