



KNOW YOUR RIGHTS AS A TENANT IN IRELAND



YOUR LANDLORD MUST:



Repair essentials: Heating, boilers, leaks, electricity



Ensure your home meets minimal rental standards:

- Adequate heating, ventilation;
- Hot/cold water;
- Fire alarms;
- Carbon monoxide detectors

VALID NOTICE TO QUIT (EVICTON NOTICE) MUST BE:

1. In writing
2. Correct RTB form
3. Served properly
4. If the tenancy is over 6 months, it must be a valid legal reason

NOTICE PERIODS

LENGTH OF TENANCY	NOTICE PERIOD REQUIRED
< 6 months	90 Days
6 months - 1 year	152 Days
1-3 years	180 Days
3-7 years	196 Days
7-8 years	224 Days
8+ years	224 Days



IF YOU ARE ILLEGALLY EVICTED

- Reach out to your local CATU branch
- Make a complaint to the RTB
- Seek an Injunction in the Circuit Court to halt action
- Get legal advice- Contact FLAC Helpline, Legal Aid Board or Private Solicitor if possible.
- Do not leave voluntarily (unless you absolutely have to).

- **Section 56, RTA 2004:** It is a criminal offence to unlawfully deprive a tenant of occupation.
- **Section 124, RTA 2004;** Only the District Court, on the foot of a Determination Order from the RTB, can enforce an eviction

RIGHT TO CHALLENGE TERMINATION

If your landlord gives you a Notice of Termination, you can:

- Request proof of grounds (e.g., if they say they're selling or moving in) -
- Dispute the notice through the RTB within 28 days
- if you have been evicted on the basis of sale or family moving in etc. that you have a right to first refusal

THE LANDLORD MUST FOLLOW STRICT RULES, INCLUDING:

- Using official RTB forms;
- Giving the correct notice period;
- Supplying statutory declarations in certain cases (e.g., family moving in, sale of property)

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