**Applies to Tenancies Which Commenced Before 24/12/2016, where Rent Review Process Commenced After 26/01/2017**

Please be advised that the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 apply to your tenancy.

In accordance with the provisions of this act your landlord is prohibited from setting a rent which is in excess of the market rent. If your landlord is reviewing your rent, you must be informed, in writing, of any review, at least 90 days before the new rent is due to take effect. In addition as the property you rent is located within a rent pressure zone, your rent may only rise according to a prescribed formula by a maximum of 4% per annum. In the case of existing tenancies a review is only permitted 24 months after the tenancy came into existence or 24 months from the date the rent was last set, thereafter the rent may be reviewed on an annual basis. The Residential Tenancies Board (RTB)have provided a Rent Pressure Zone Calculator on their website: http://www.rtb.ie/rent-pressure-zone/rpz-calculator.

The formula for calculation is R x (1+.0.04 x t/m):

**R** = The amount of rent last set under a tenancy for the dwelling (the current rent amount)  
**t**=  The number of months between the date the current rent came in to effect and the date the new rent amount will come in to effect.  
**m** = you must enter 24 OR 12

A valid Rent Review Notice must contain the following:

1. It must state the amount of new rent and the date from which is to have effect.
2. It must include a statement that a dispute must be referred to the Board on the expiry of 28 days from the receipt by the tenant of that notice or the date the new rent takes effect.
3. It must include a statement by the landlord that it is their opinion that the new rent is not greater than market rent having regard to the other terms of the tenancy, letting values of dwellings of a similar size, type and character and situated in a comparable area.
4. It must specify the rent amount for three comparable dwellings of a similar size, type and character and situated in a comparable area.
5. It must include the date on which the notice is signed.
6. It must be signed by the landlord or his/her authorised agent.
7. A landlord is also required to notify the RTB of the revised rent so that the registrations details can be updated.
8. If the dwelling is located within a Rent Pressure Zone, the Formula must be included. See further information on this below.

[http://www.rtb.ie/rent-pressure-zones/rpz-calculator](http://www.rtb.ie/rent-pressure-zones/rpz-calculator%20)

**What you need to do now: Please forward the Rent Review Notice and evidence that the Rent Pressure Zone Formula has been applied ( copy of printout from the RTB calculator)**