**Notice of Rent Review**

To: [**Insert Name of Tenant(s)**]

1. A review of the rent under the tenancy of your dwelling has been carried out and a new rent has been set on foot of that review. The amount of the new rent is [**state amount of the new rent**].
2. The new rent shall have effect from [**state date from which the new rent is to have effect**].
3. Any dispute in relation to the setting of a rent pursuant to a review of the rent under a tenancy must be referred to the Residential Tenancies Board under Part 6 of the Residential Tenancies Act 2004 before-

(i) [**insert date from which the new rent is to have effect**]

or

(ii) the expiry of 28 days from the receipt by you of this notice,

whichever is the later.

1. I, [**insert name of landlord**], state that in my opinion the new rent is not greater than the market rent, having regard to the other terms of the tenancy, and letting values of dwellings of a similar size, type and character to the dwelling that is the subject of this tenancy, and situated in a comparable area to that in which the dwelling the subject of your tenancy is situated.
2. In that regard, please see specified below the amount of rent sought[[1]](#footnote-1) for 3 dwellings of similar size, type and character to the dwelling the subject of your tenancy, and situated in a comparable area to that in which the dwelling the subject of your tenancy is situated.

Dwelling 1 [**insert rent sought**]

Dwelling 2 [**Insert rent sought**]

Dwelling 3 [**insert rent sought**]

1. In reviewing the rent [**I have applied / I am not required to apply**] [**delete as appropriate**] the formula[[2]](#footnote-2) contained in section 19(4) of the Residential Tenancies Acts 2004 – 2016 as the dwelling at [**insert dwelling address**] is / is not [**delete as appropriate**] located within a designated rent pressure zone.
2. Date: [**Insert date that notice is signed**]
3. Signature: [**To be signed by landlord/authorised agent**]

**If the dwelling is in a rent pressure zone, the following formula applies:-**

**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** = the number of months since the last rent review (you **must** enter 24 **OR** 12)
  + For tenancies that are already in existence a review is only permitted 24 months after the tenancy came into existence or 24 months from the date the rent was last set.
  + Once this first rent review has taken place, all reviews thereafter are permitted every 12 months.  For subsequent rent reviews the permissible rent increase will be 4% per annum applied pro rata for the period since the rent was last increased.

**Example:**

A landlord has not reviewed the rent since 1 November 2014, over 24 months ago. The rented dwelling is located in an area which has been designated as a Rent Pressure Zone. The landlord intends to serve a rent review notice on 1 January 2017, providing a minimum of 90 days notice and indicating that the change will take effect from the 1 May 2017.

The following formula is used to ascertain the permitted increase

* R = €1,200.00 (the current rent amount)
* t = 30 months (period between 1/11/14 to 1/05/2017)
* m = 24 months (as a review of the rent has not occurred for a minimum

of 24 months

Therefore: **1200 x (1 + 0.04 x 30/24)**

* 30/24 = 1.25 then
* x 0.04 = 0.05 then
* + 1 = 1.05 then
* x 1200 = 1260

€1,200 x (1 + 0.04 x 30/24) = €1,260 is the new rent amount permitted

\*please note that you complete your calculations working from right to left

1. ‘amount of rent sought’ means the amount of rent specified for the letting of a dwelling in an advertisement the date of which falls within the period of 4 weeks immediately preceding the date on which this notice is served. [↑](#footnote-ref-1)
2. See example overleaf [↑](#footnote-ref-2)