

Thursday 24th November, 2022

RTB Rent Index Shows Landlords Continue To Flee The Market – IPAV

Responding to the Residential Tenancies Board Q2 Rent Index showing a year-on-year national increase in new rents of 8.2pc, IPAV, the Institute of Professional Auctioneers & Valuers, said it was hardly surprising that rents continue to inflate given the pressures on supply and the flood of private landlords from the market.

Pat Davitt, IPAV Chief Executive noted in particular the 16pc drop in the number of new tenancies year-on-year in quarter 2.

“Our members are reporting that private non-institutional landlords are rushing for the exit doors.

“Many of them are on rents substantially lower than the new ones in Quarter 2 which the RTB report is confined to; they are paying taxes of the order of 52pc on this rental income and the level of regulation continues to increase, without any balancing rules to enable them deal with irresponsible tenants or those who don’t pay.

“An added factor now is increasing interest rates,” he said.

Mr Davitt said any measures being considered by the Government to deal with the situation must be “meaningful.”

In May IPAV jointly with the Irish Property Owners’ Association commissioned a study by economist Jim Power that concluded the rental market is in a state of crisis exacerbated with the exit of non-institutional landlords in significant numbers, reducing supply and putting upward pressure on rents.

The main findings of this study are set out below.

Ends