

Monday 17th October, 2022

TEMPORARY EVICTION BAN WOULD EXACERBATE FLOW OF PRIVATE LANDLORDS FROM THE MARKET – IPAV

IPAV, the Institute of Professional Auctioneers & Valuers, today (Monday) called on the Government not to introduce a temporary ban on evictions on the basis that it would exacerbate the flow of private landlords from the market.

The organisation said a myriad of constantly changing regulations, along with unfair tax treatment by comparison with institutional landlords, was primarily responsible for such landlords leaving the market.

Residential Tenancies Board data shows the number of termination notices received by the organisation in the first half of this year rose by 58pc compared with the latter half of 2021.

Pat Davitt, IPAV Chief Executive speaking ahead of participation this afternoon in a stakeholders meeting on the issue with Minister for Housing, Darragh O’Brien TD, said: “An eviction ban would be the wrong answer to a very difficult problem. Further regulation would serve to exacerbate the current situation and it would detract attention from the urgent need to improve the supply of properties.”

Mr Davitt said if the Government insists upon a temporary eviction ban it should be balanced with measures to compensate landlords in situations where tenants are not paying rent.

And he described comments in recent days from Tom Dunne Chairman of the Residential Tenancies Board in relation to private landlords as “astounding” and “displaying an appalling lack of understanding of the market his organisation is charged with regulating.”

On RTE radio on Friday Mr Dunne said for private landlords, renting their properties “is a temporary convenience.”

Mr Davitt said: “Such commentary, among much else, displays extraordinary ignorance of the motivation of private landlords and it is very worrying coming from someone in such a position.”

“It took Threshold’s Chief Executive John McCafferty to point to the fact that generally those who use the services of Threshold aren’t being housed by institutional landlords,” Mr Davitt said.

Mr McCafferty had said: “We’re generally helping clients on middle and low incomes, and institutions aren’t interested in housing those people.”

“So, one might ask if institutions are not interested in housing such people who is going to,” Mr Davitt said.

Research undertaken in recent months by IPAV and IPOA (Irish Property Owners’ Association) among their respective memberships and involving 892 respondents found that:

Over 50 per cent said rental properties are their sole pension source, apart from the state pension.

94 per cent believe that recent Government policy and changes in regulations have impacted negatively on their attitude to continuing as a landlord;

Over 57 per cent plan to sell their rented properties in RPZs;

91 per cent believe they or their landlord clients will not invest further in residential investment property.

A study undertaken for both organisations by economist, Jim Power, found the constantly changing and very challenging regulatory and taxation environment that treats private landlords very differently from institutional landlords, is largely responsible for private non-institutional landlords leaving the market.

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