

Accommodation Matters



Looking for Accommodation in Dublin

- TCDSU Accommodation Advisory Service
 - Digs
- Private Student Accommodation Providers
 - Yugo
 - Aparto
 - Here!
- Private rentals
 - Daft.ie
 - Myhome.ie
 - Rent.ie
 - Collegecribs.ie



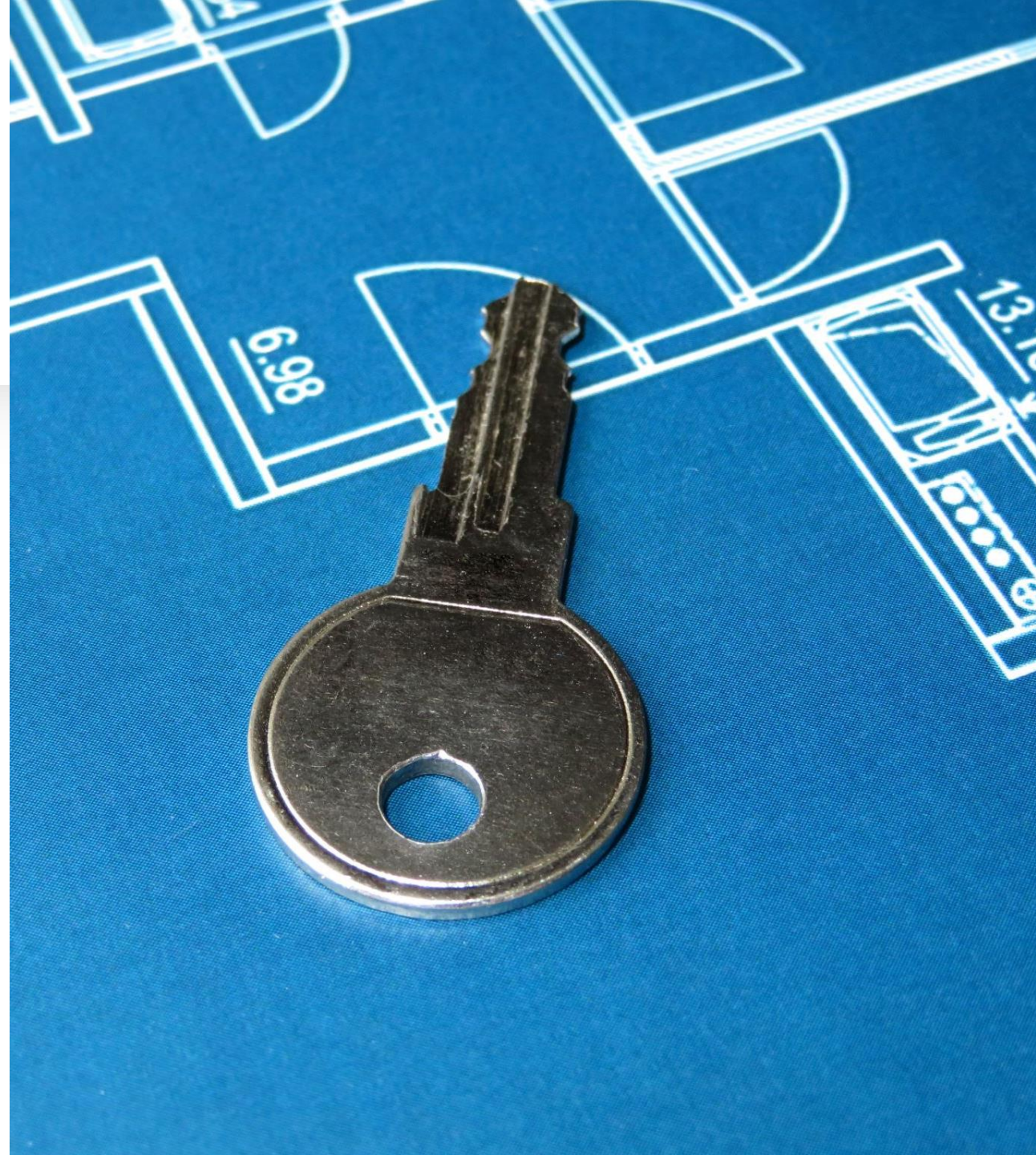
Are you a tenant?

- **It is vitally important that you carefully review any tenancy or lease agreement before signing so that you are aware of any terms and conditions which may affect your residency in the property.**
- Pay particular attention to whether the agreement lists you as a 'tenant,' and whether your lease has been registered with the [Residential Tenancies Board](#), as tenant status awards you a number of rights which aim to ensure your comfort and security in the dwelling and which may not apply to licencees or other occupants and those living in unregistered properties.



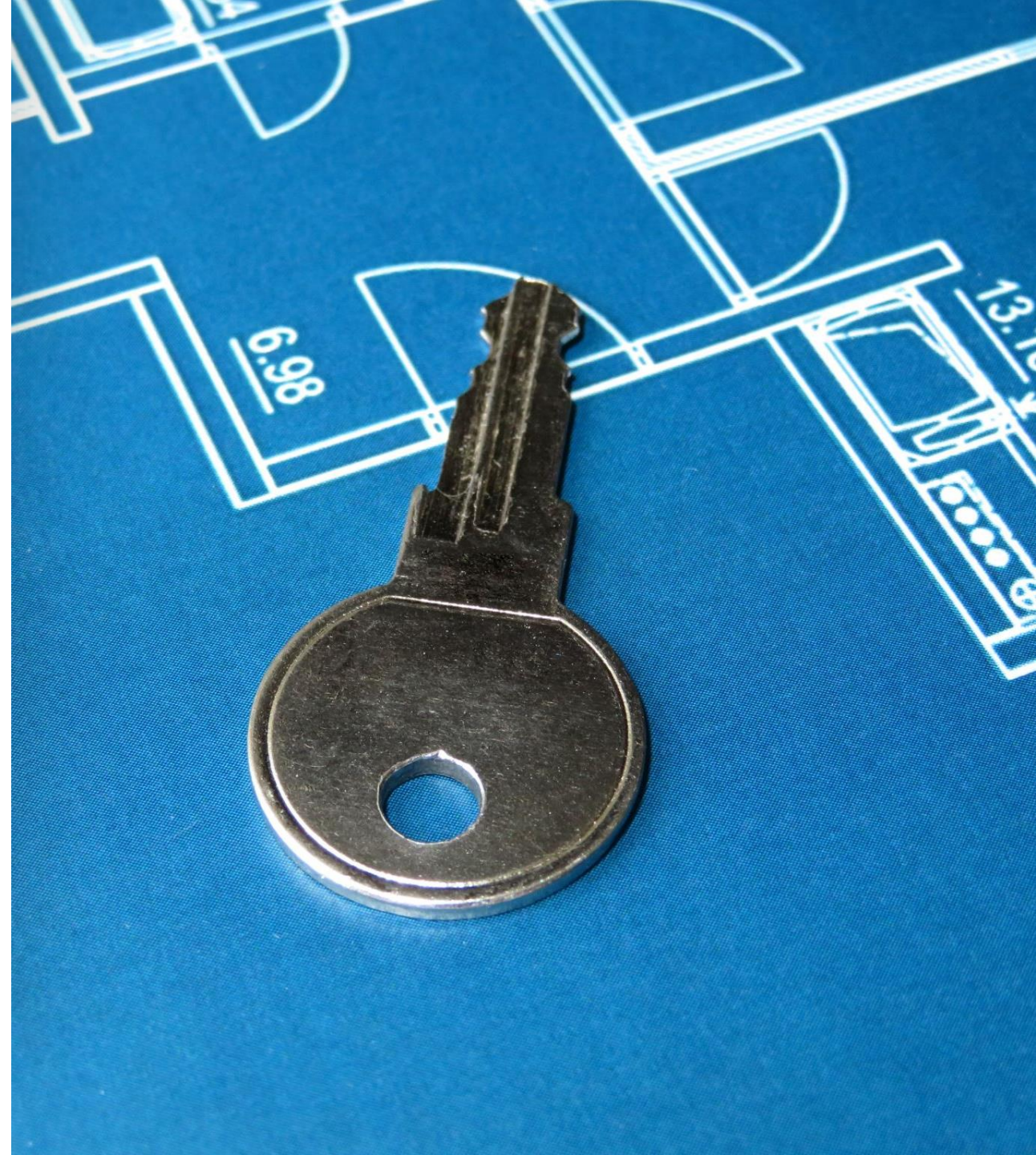
Tenant's Rights

- A property that is in good condition
- Privacy ('peaceful & exclusive occupation')
- A rent book / a written contract or lease
- Be told about any increase in rent (in writing)
- Be able to contact the landlord or their authorised agent
- Be paid back monies from the landlord for any required repairs
- A valid notice of termination



Tenant's Obligations

- Paying rent in full and on time
- Keeping the property in good order
- Allowing a landlord to carry out inspections of the property*
- Letting the landlord know who is living in the property
- Not engaging in anti-social behaviour
- Complying with the terms of the tenancy agreement
- Giving correct notice when you plan to end the tenancy
- Keeping a record of repairs, payments and dealings with the landlord
- Ensure you do not do anything that could affect the insurance premium on the property e.g. engaging in hazardous acts, anti-social behaviour



Landlord's Obligations

- Allow tenant peaceful and exclusive occupation
- Provide the tenant with contact details, a rent book and receipts of payment
- Register the tenancy with the RTB within one month
- Maintain and carry out repairs when necessary
- Return any deposit promptly
- To make reasonable efforts to enforce tenants' obligations when a third party is negatively affected by a tenancy (Anti-social behaviour, rubbish)
- Give the tenant a written notice of termination
- Return any deposit promptly



Minimum Property Standards

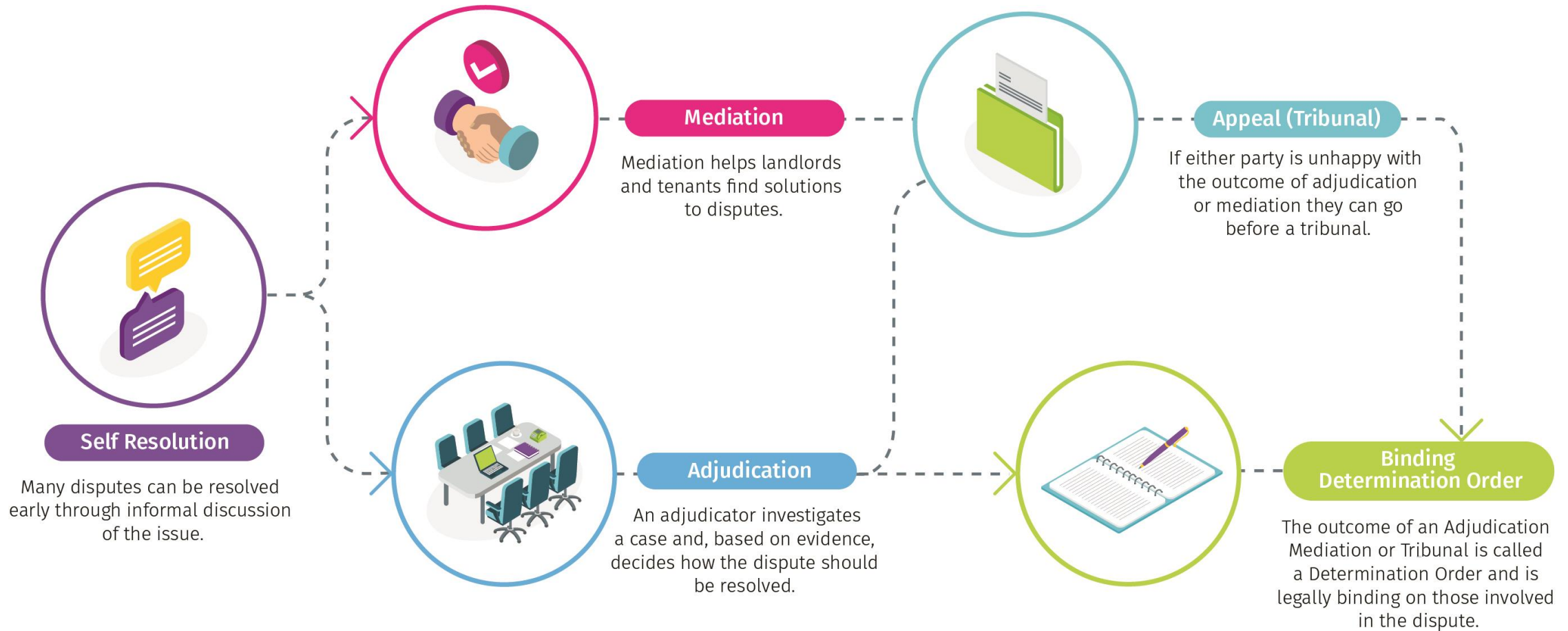
- Property must be free from damp and in good structural repair
- There must be hot & cold water available to tenant
- The building must have adequate ventilation & heating, which tenant can control
- Provision of laundry facility & access to a dryer, if no yard
- 4-ring hob, oven, grill, fridge, freezer, microwave must be provided
- Electrical wiring, gas and water pipes should be in good repair
- Appliances must be in good working order
- Access to refuse bins

Minimum Property Standards

- Suitable safety restrictors attached to a window which has an opening through which a person may fall & the bottom of the opening is more than 1400mm above the external ground
- Properties should contain, where necessary, devices that trigger alarms for carbon monoxide
- Each bathroom or shower room should contain a permanently fixed heater that is properly maintained and it should be properly ventilated
- Access to a fire blanket and fire alarms. In multi-unit buildings, each unit must have a mains-wired smoke alarm, a fire blanket, an emergency evacuation plan & emergency lighting in common areas.

Dispute Resolution Process

Options for Landlords and Tenants



More info & contacts

- Residential Tenancies Board (RTB)
 - RTB website & resources www.rtb.ie
 - Supported via webchat service & 0818 303037 / 01-7028100
 - <https://www.rtb.ie/check/index.html>
- Threshold
 - Advocacy
 - <https://threshold.ie/>
- Community Action Tenants Union (CATU)
 - Collective action
 - <https://catuireland.org/>



Only a few left, When they're gone they're gone!



LAST MINUTE ROOMS AVAILABLE

- Kavanagh Court – Dublin 1 – 38 weeks contract at €298 per week
- 15-minute walk to College
- All single ensuite rooms
- All Trinity College Dublin students
- Option to renew for future years



Accommodation Portal:
<https://accommodation.tcd.ie/StudentBookings/>