

NOTICE OF RENT SETTING

Pursuant to section 12 of the Residential Tenancies Act 2004 (as amended by the Residential Tenancies (Miscellaneous Provisions) Act 2026 (No. 3 of 2026))

Date of notice: 13 August 2026

About this notice. This is a formal notice served under section 12 of the Residential Tenancies Act 2004 (as amended). It states the rent set for the tenancy below and the three comparable rents relied on in setting it. It is a legal document — please keep it with your tenancy records. If you are the tenant and you do not agree with the rent that has been set, see “If you wish to dispute this notice” at the end.

PART 1 — PARTIES, DWELLING AND TENANCY

Landlord name:	A. Landlord Sample
Landlord address:	3 Fitzwilliam Place, Dublin 2, D02 A1B2
Tenant name(s):	T. Tenant Sample
Address of dwelling:	12 Fitzwilliam Square East, Dublin 2
Eircode:	D02 F235
Dwelling type:	Apartment / Flat
Number of bedrooms:	2
Floor area:	68 m ²
BER rating:	C1
Tenancy type:	Private residential tenancy
Tenancy commencement date:	01/09/2026
RTB Registration No. (this tenancy):	Pending registration

PART 2 — PROPOSED RENT

The rent to be set in respect of the above dwelling is:

€2450 per month

This rent takes effect from the commencement of the tenancy on **01/09/2026**.

PART 3 — STATEMENT OF COMPLIANCE WITH SECTION 12 AND SECTION 19

This notice is issued for the purpose of setting the rent at the commencement of a new tenancy in the above dwelling, in accordance with section 12 of the Residential Tenancies Act 2004 (as amended) and the applicable national rent increase limits under section 19. No market-rent exemption is claimed.

(a) Comparable dwellings: The landlord confirms that, in setting the rent stated above, the landlord has consulted the Rent Register maintained by the Residential Tenancies Board. The three comparable tenancies set out in Part 4 were selected from a total of **27** register entries returned for the Local Electoral Area of **Pembroke** on the basis of dwelling type, number of bedrooms, floor area and BER rating. The three tenancies are those most recently commenced among the matched entries. Rent values recorded in the register were not used as a selection or ordering criterion.

(b) Previous tenancy of this dwelling:

Rent under most recent previous tenancy:	None — no previous tenancy of this dwelling
Date that rent was last set:	N/A
RTB Registration No. of most recent previous tenancy:	N/A

(c) Statement under section 19 of the Residential Tenancies Act 2004 (rent calculation):

The proposed rent of €2450 per month is set by the landlord as the initial market rent for the first tenancy of this dwelling. The landlord confirms that, to the best of their knowledge, this is the first letting of this property and accordingly no prior tenancy rent is recorded in the RTB register. The landlord further confirms that the proposed rent does not exceed market rent for a dwelling of similar size, type, character and BER, on the basis of the three comparable tenancies set out in Part 4 of this notice. The landlord is responsible for verifying eligibility for first-letting market-rent treatment under section 19 of the Residential Tenancies Act 2004 (as amended) and for retaining any supporting documentation.

IMPORTANT — SERVICE ON THE RTB IS REQUIRED

Pursuant to section 12 of the Residential Tenancies Act 2004 (as amended), this notice must be furnished to **both the tenant and the Residential Tenancies Board** at or before the commencement of the tenancy. Failure to serve a copy on the RTB in accordance with the Act may render the rent-setting notice non-compliant and unenforceable in a subsequent RTB rent adjudication.

Submit a copy of this notice to the RTB via the RTB Service Centre: rtb.ie/renting/contact-rtb/

Note on electronic service: email service is valid under s.6(1)(ca) of the Residential Tenancies Act 2004 (as inserted by s.5 of the Residential Tenancies (Miscellaneous Provisions) Act 2026) where the tenant has consented to service by electronic means. If the tenant has so consented, retain the sent-email record as evidence of service.

RTB REGISTRATION NO.	AREA (ELECTORAL DIV.)	TENANCY COMMENCEMENT	DWELLING TYPE	BEDS	FLOOR AREA (M ²)	BER	MONTHLY RENT (€)
RT-0526-01885316	Pembroke East D (map)	14/05/2026	Apartment / Flat	2	66	C1	€2380
RT-0626-01925348	Pembroke West B (map)	03/06/2026	Apartment / Flat	2	70	C1	€2510
RT-0426-01827054	Pembroke East E (map)	28/04/2026	Apartment / Flat	2	67	C2	€2395

Source: Residential Tenancies Board Rent Register. Local Electoral Area: Pembroke. Click “(map)” on each row to open the neighbourhood in Google Maps.

Local Electoral Area boundaries are administrative divisions established under the 2019 Local Electoral Area boundary review and may not correspond to commonly used town or locality names.

Important: This notice was produced by ClientReady RTB Notice Service (clientready.eu) using publicly available rent register data. ClientReady acts as a statutory-paperwork preparation service only — not as a solicitor, barrister or legal adviser. This is not legal advice. The landlord remains solely responsible for compliance with the Residential Tenancies Acts, and for verifying all requirements at [rtb.ie](#) before serving any notice. Where your situation is complex (exemption documentation, substantial-renovation scenario, dispute), consult the RTB directly at [rtb.ie/renting/contact-rtb/](#) or seek advice from a qualified property solicitor. **This notice is for use only at the commencement of a new tenancy where a market rent is being set for the first time; it is not for use for an annual rent review of an existing tenancy (which requires the RTB Rent Increase Calculator and a separate prescribed form).**

I/We declare that all the information given in this notice is correct and that this notice is hereby furnished to the tenant(s) named above. Please tick each box below to confirm the corresponding statement; each is a material statement supporting the rent set above.

- ☐ I confirm I have consulted the RTB Rent Register and that the three comparables in Part 4 are appropriate for a dwelling of similar size, type, character and BER to the dwelling above.
- ☐ I confirm that the proposed rent does not exceed market rent for a dwelling of similar size, type, character and BER.
- ☐ I confirm I will furnish a copy of this notice to the Residential Tenancies Board at or before the commencement of the tenancy.
- ☐ I confirm that, to the best of my knowledge, this is the first letting of this dwelling and no prior tenancy of this dwelling has been registered with the RTB.

Name of landlord (block capitals — to be completed by landlord)

Signature of landlord (or authorised agent)

13 August 2026

Date notice prepared

Date served on tenant (to be completed by landlord)

Date copy submitted to RTB (to be completed by landlord)

If you wish to dispute this notice

If you are the tenant and you consider that the rent has not been set in accordance with the Residential Tenancies Acts — for example, that the comparable rents relied on are not appropriate for this dwelling — you may refer the matter to the Residential Tenancies Board. Referrals are made through the RTB's dispute resolution service at **rtb.ie/dispute**.

Strict time limits apply, so act promptly. Raising the point with the landlord first is often the quickest way to correct a genuine error.

Prepared by ClientReady RTB Notice Service · clientready.eu · This document is completed from landlord-supplied details in a statutory format and is not legal advice. The landlord is responsible for its accuracy and for serving it in accordance with the Residential Tenancies Acts.