

Hi Fiona,

Apologies for the delay, our main concern is that the majority of students get leases of less than 1 year and that landlords can then increase rent by more than 4% every year. This seems to be covered in the amendments to section 19.

An issue that is not addressed in the scheme is the rights of students who are seen as licencees rather than tenants, we heard many of the issues relating to Purpose Built Student Accommodation last night with Deputy Eoin O'Broin's bill.

However, an issue that has not been addressed is the lack rights of those living in "digs" style accommodation which has increased drastically in the past number of years.

Under section 3.2.(g) "a dwelling within which the landlord also resides",

This has caused significant issues for students in digs accommodation including:

- The landlord is not obliged to provide you with a rent book or a statement of rent paid
- There is no legal requirement for your accommodation to meet minimum physical standards (unless your tenant is a HAP tenant and then these minimum standards must be met)
- Any notice you may get of the termination of the tenancy is at your landlord's discretion (although the landlord is obliged to give reasonable notice, the specifics of this notice may vary)
- Your landlord is not obliged to register the tenancy with the Residential Tenancies Board (RTB)
- You cannot use the RTB's dispute resolution service if a disagreement arises between you and your landlord
- You are not protected by the Equal Status Acts 2000-2015, which prohibit discrimination on grounds of gender, civil status, family status, age, race, religion, disability, sexual orientation and membership of the Traveller community – and now also on the 'housing assistance' ground

If you have any other questions, I would be happy to answer.

Thank you for getting in contact with me.

Michael.