



STATUTORY INSTRUMENTS.

S.I. No. 358 of 2024

RESIDENTIAL TENANCIES (AMENDMENT) ACT 2024
(COMMENCEMENT) ORDER 2024

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I, DARRAGH O'BRIEN, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by section 7(2) of the Residential Tenancies (Amendment) Act 2024 (No. 22 of 2024), hereby order as follows:

1. This Order may be cited as the Residential Tenancies (Amendment) Act 2024 (Commencement) Order 2024.
2. The 19th day of July 2024 is appointed as the day on which the Residential Tenancies (Amendment) Act 2024 (No. 22 of 2024) shall come into operation.



GIVEN under my Official Seal,
18 July, 2024.

DARRAGH O'BRIEN,
Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation.)

This Order appoints 19 July 2024 as the date on which the Residential Tenancies (Amendment) Act 2024 shall come into operation.

The Act amends the Residential Tenancies Act 2004 to provide in the case of student specific accommodation tenancies/licences for arrangements to:

- permit advance payment of rent exceeding an amount equivalent to one month's rent, only where a person is paying both rent and tuition fees to the same relevant provider (i.e. a public or private education provider);
- limit the duration of such a tenancy/licence, other than at the request of the prospective tenant/licensee, to not more than 41 weeks;
- apply Residential Tenancies Board sanctions to 'improper conduct' by a landlord/licensor for exceeding that duration of 41 weeks; and
- to enable a fixed term tenant/licensee of student specific accommodation to serve a notice of termination during the period from 1 May to 1 October, inclusive, in any year whether or not the landlord/licensor has failed to comply with any obligations of the tenancy/licence.

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