

SECURITY OF TENURE

How?

Review of security of tenure provisions in the RTA 2004 with a view to ensuring indefinite tenancies become the norm.



Why?

Security of tenure is linked to a four year cycle and although extra protections have been added, there are still a number of the grounds for terminating tenancies within this cycle that limit tenants' security.

Secure occupancy in conjunction with rent certainty

Secure occupancy measures will be ineffective if rents can be increased to unaffordable levels in the future.

What would secure occupancy look like?

- + All tenancies would be indefinite.
- + The grounds under which a landlord can end a tenancy would be more limited.
- + A well-resourced and efficient dispute resolution process would be in place to ensure that landlords can remove tenants who are not fulfilling their legal obligations.

What are the benefits?

- + Security of tenure is a key factor in encouraging stability in the private rented sector (PRS).
- + It can ensure a long-term revenue stream for landlords.
- + It will ensure more consistency of social housing supports, due to the increased provision of social housing in the PRS.
- + It will enhance the viability of renting as a long-term housing option.
- + It will help create more balance in the housing market as a whole.

**SECURITY
OF TENURE
=
A SECURE HOME**

