



TRINITY COLLEGE DUBLIN
STUDENTS' UNION



LIVING IN DUBLIN

**A GUIDE FOR NEW STUDENT RESIDENTS BY THE TCDSU
ACCOMMODATION ADVISORY SERVICE**



TCD STUDENTS' UNION ACCOMMODATION ADVISORY SERVICE

The Accommodation Advisory Service helps students find accommodation by providing them with advice and access to house-hunting resources.

During August and September, as well early January, a fully-staffed service is run from the Students' Union Office in House 6. For the rest of the year, the Students' Union Welfare Officer handles students' accommodation queries.

Office Hours

Monday - Friday 9.30 - 17.15

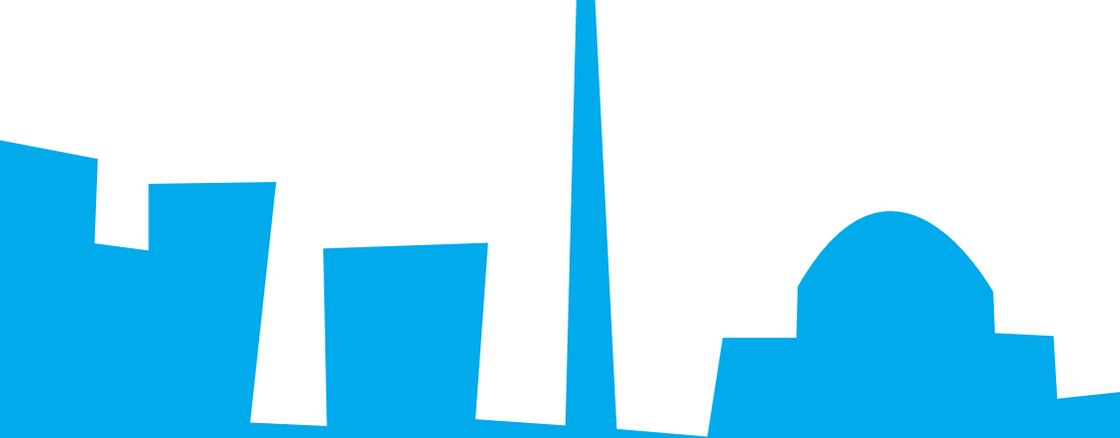
Saturday 11.00 - 14.30

Contact

+353 1 646 8431 (Accommodation Service)

+353 1 646 8437 (Welfare Officer)

accommodation@tcdsu.org



Hi there!

I'm Aisling, your Trinity SU Welfare Officer. It's my job to look after students and all aspects of their wellbeing. I help students with their accommodation and offer a confidential, non-judgmental listening service. I also supply loans of up to €100, free condoms and sanitary products. I'm always here for you, no matter what, so if you have any trouble with accommodation or otherwise don't hesitate to get in touch.



+353 1 646 8437 // 086 412 0445



welfare@tcdsu.org

NON EU/EEA INTERNATIONAL STUDENTS

When entering Ireland you should have:

- Valid passport
- Trinity College acceptance letter
- Return airline ticket (not required, but helpful)

Documents for the Registration Office at the Garda National Immigration Bureau (within 30 days of arrival in Ireland):

- A valid passport
- A letter from Student Fees Office stating full tuition fees for 2018/2019 have been paid
- A letter from the Academic Registry stating you are a registered student at Trinity College
- An official up-to-date bank statement in your own name from an Irish bank showing a minimum balance of 3,000euro with an official stamp from the bank. This can be requested at the branch where you opened your account. (Note: ATM receipts and bank statements from non-Irish banks will not be accepted).
- Evidence of private medical insurance
- Application fee of 300euro payable by credit/debit card or bank giro. Cash, cheques or money orders are not accepted.

TCD Global Office will be running periodic group trips to the GNIB to try to avoid cues and long waits. Contact them on tcglobalroom@tcd.ie to find out when the next trip is.

The opening hours of the Garda National Immigration Bureau, 13/14 Burgh Quay, Dublin 2 are Monday to Thursday 8am - 9pm, Friday 8am - 6pm.

EMERGENCY CONTACTS

Crime

For any emergency contact our emergency services using either '999' or '112'. Here you will be directed to the relevant services you need. The local police station to college is Pearse St. Garda Station. You can contact them at 01 666 9000.

In college itself, any crime should be reported to the college security at their Front Gate office and or over the phone at 01 896 1317.

Health

As above, for emergencies ring '999' or '112'. For any non-urgent health issues book an appointment with the College Health Centre. Their phone number is 01 896 1556. There are also emergency clinics for students at 9:30am and 2:30pm.

Embassy Contacts

As an international student, for any queries that may arise during the year involving your Visa amongst other things, you should contact your embassy and seek advice from them. A list of embassies can be found at www.embassyworld.com/Embassy_Of_Ireland/Foreign_Nations/.

So you've landed in Dublin and you're wondering where to go from there. A good place to start is setting up two key services; your phone and your bank account.

MOBILE PHONE

One of the first things that International students will want to get their hands on is a mobile phone. It's best to get a phone as early as possible so that it can be used to organise somewhere to live. Phones are available in Ireland with payment by prepay or billpay. For prepay, it's a simple case of buying the phone and topping up every time you run out of credit. For billpay, you will first need a bank account and an address.



Exclusive discount for Trinity students

All You Can Eat Data, calls and texts.

Get it now at  | **REFRESH**

ALSO AVAILABLE FROM THE SU SHOP IN HOUSE 6

New customers only. Trinity College Dublin students or staff who connect to 3 Unlimited Hex Max SIM Only in Trinity Students Union Three store only on a 30 day minimum term, subject to Trinity College identification being shown. €30 per month after six months. See three.ie

BANKING

Bank of Ireland is Trinity's on-campus banking partner. Bank of Ireland's Trinity branch is located in the branch on College Green – opposite Trinity. Their opening hours are as follows:

Monday 10.00 - 16.00

Tuesday 10.00 - 16.00

Wednesday 10.00 - 16.00

Thursday 10.00 - 17.00

Friday 10.00 - 16.00

In order to set up a bank account, you will need one of these identification documents:

- Current Passport
- EU National ID Card
- Age Card
- Current Driving Licence (Full or Provisional)
- Trinity Student ID Card

And Proof of Address consisting of one of the following:

- Utility Bill (Gas/ESB/Landline/Mobile Phone) less than 3 months old
- Statement from financial institution in date less than 3 months old
- Tax Free Allowance Certificate
- Revenue Commissioners Balancing Statement
- Social Insurance Document
- Household/Home/Motor insurance documents
- Letter from Trinity College confirming persons/students residential Irish address, course studying and signed & dated by the registrar (letter attached to show layout acceptable)

TRANSPORT

To avail of student travel offers, you must hold a current **Student Leap Card**. These are available from the SU Office in House 6 for 15euro. **Hittheroad.ie** is a very useful website which shows you how to get from A to B across Dublin using various different transport links. It's well worth a look when planning your college commute or figuring out how to get around in general.

Bikes

There are a number of bike shops that do second hand bikes around Dublin. You can try **www.dublinbikeman.com** or **www.rothar.ie**. There are also sites like **www.freecycle.org**, **gumtree.ie**, **buyandsell.ie** or **adverts.ie** where you could pick up a cheap bike. Watch out for the SU bike reallocation scheme which helps hook students up with cheap bikes.



Dublinbikes

www.dublinbikes.ie

Dublinbikes is a self-service bike rental system open to everyone from 14 years of age. You can enjoy the many benefits of an Annual Card for just €20. A 3 Day Ticket costs €5. The first 30 minutes of use is free.



DART

www.irishrail.ie

DART and Short Hop Zone includes all stations in the Dublin area from Greystones to Balbriggan, from Dublin City Centre stations to Maynooth and from Dublin Heuston to Hazelhatch. A monthly rail tickets for students costs €99.50.



Luas

www.luas.ie

The LUAS is our tram-car system. There are two lines, the Red Line and the Green Line. It's a very reliable service and offers a faster alternative to the areas it serves. They offer a 7 day ticket for up to €17.50 and a monthly ticket for up to €63 depending on your location.



Dublin Bus

www.dublinbus.ie

Dublin Bus runs routes all around Dublin. They offer a 30 day non-consecutive ticket for €107.50 or a 5 day non-consecutive ticket for €21.50 when you have the Student Travel Card.

FINDING ACCOMMODATION

WHERE TO LOOK

Searching for accommodation in Dublin can be a difficult task. However, if you start early and put in the effort, you're bound to find somewhere that meets your needs. The first step is to check out a few places online and arrange as many viewings as you are physically capable of. Remember, it's best to bunch the viewings together by location to save unnecessary mileage on what will be tired legs. The following websites are the best places for initial research:

- www.daft.ie
- www.rent.ie
- www.collegecribs.ie
- www.tcd.ie/communications/noticeboard
- www.myhome.ie
- www.property.ie

As well as these helpful websites, make sure to call into the Accommodation Advisory Service, located within the SU Office in House 6. There, you can view the SU's very own private listings, which are reserved exclusively for Trinity students. You'll also find a wealth of information on everything from dealing with landlords to who is best to source your internet from.

For those who are searching for accommodation in Dublin for the first time, it's best to try to familiarise yourself with the city before you search. If you are unsure as to where best to live, or which areas to avoid, call into House 6 and we'll be happy to help!

Office Hours

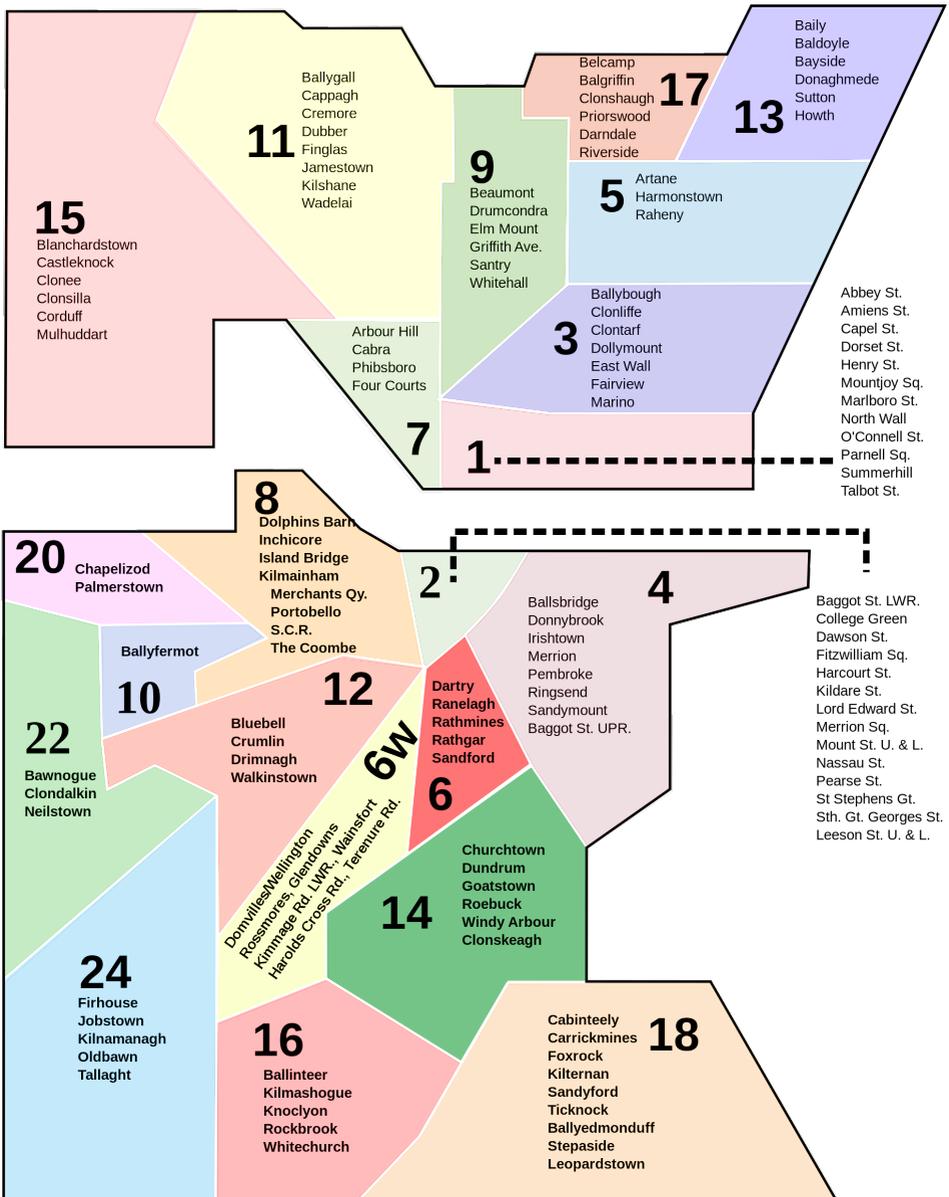
- Monday – Friday 9.30 – 17.15
- Saturday 11.00 – 14.30

Contact us

- 01 646 8431
- 01 646 8437 (Welfare Officer)
- accommodation@tcdsu.org

You can check out our website at accommodation.tcdsu.org to search through our digs listings or email them on accommodation@tcdsu.org.

Dublin Postal Districts



DUBLIN 1

- Abbey Street
- Amiens Street
- Capel Street
- Dorset Street
- Henry Street
- Mounjoy Square
- Malboro Street
- North Wall
- O'Connell Street
- Parnell Square

The postcode covers most of Dublin's northern inner city. Although on certain streets it can be necessary to be quite mindful of your personal possessions and your safety, the benefits to living in Dublin 1 are plentiful.

The city centre location means that college is rarely more than a 15 minute walk away and rent prices tend to be lower than similarly proximate areas in Dublin 2 and 4.

The key to living in Dublin 1 is to be streetwise and to be alert of your surroundings, people and places. The area really is worth exploring. However, be sensible. It might be an idea to check out the location at night to see whether it is somewhere you would feel comfortable walking home at night to.

DUBLIN 2

- Trinity College Dublin
- Baggot Street Lower
- College Green
- Dawson Street
- Fitzwilliam Square
- Harcourt Street
- Kildare Street
- Lord Edward Square
- Merrion Square
- Mount Street

- Nassau Street
- Pearse Street
- St Stephens Green
- South Great Georges Street
- Leeson Street



Dublin 2 represents the Holy Grail in terms of accommodation for Trinity students. It is the closest you will ever get to college without living on campus. It's safe, vibrant and is rammed to the gills with pubs, clubs, shops and the odd historical building or two. The area has everything... well almost everything.

While Dublin 2 allows you to move from lectures, to pub, to club, to an undignified passing out on your kitchen floor with minimal steps, this luxury comes at a price. Rent in Dublin 2 far outstrips the rest of Dublin city centre. As much as we wouldn't like to shatter any ideas of getting a flat above the shops on Grafton street, rumour has it that Bono owns one. However, every so often a D2 apartment comes up at a reasonable rate. If ever such a thing happens, do not hesitate and grab it with both hands.

DUBLIN 3

- Clonliffe
- Marino
- Fairview
- Ballybough
- North Strand
- Clontarf
- East Wall
- Killester



A mix of student friendly areas and not-so-student-friendly areas can be found in Dublin 3. Generally speaking, we would recommend Clonliffe, Marino and Fairview in terms of distance from the city.

Walking home at night time wouldn't be advisable so a bike or a monthly bus ticket would be ideal. If you stay a little further from town in Clontarf or Killester you'll find a beautiful suburban neighbourhood right beside the coast. Cycle lanes are aplenty and you are also on the DART line.

DUBLIN 4

Dublin 4 has a reputation for affluence. Most Irish students know this and international students will discover all in due course. Rent prices in this area are predictably high but if you can afford it, you'll get a stellar house or apartment for your money. However, within Dublin 4, there are a few hidden pockets where accommodation can be found at more



reasonable prices. While Ballsbridge and Donnybrook are at the epicentre of traditional Dublin 4 and come with appropriately high price tags, Ringsend and Irishtown are much more reasonable. Rents stand around the normal benchmark of 500 euros per month. The areas are generally safe and are only a twenty minute walk to Trinity.

- Ballsbridge
- Donnybrook
- Irishtown
- Merrion
- Pembroke
- Sandymount
- Baggot Street Upper

DUBLIN 6

Dublin 6 is perhaps the ultimate Trinity student area and takes in two of the most popular suburbs for those seeking accommodation; Ranelagh and Rathmines. While Dublin 4 is the home of the old guard of South Dublin society, the Rathmines-Ranelagh area is regarded as the young professional's hub.

Rent prices here are reasonable. Houses tend to be well finished and commuting distances into college are generally under thirty minutes by foot. The green Luas line also fully services these areas, which cuts out the miserable trek to college on a wet October morning. Dublin 6 is also home to Trinity's student residences, Trinity Hall.

- Dartry
- Ranelagh
- Rathmines
- Rathgar
- Sandford

DUBLIN 6W

While the majority of Dublin 6W lies further away from college than most Trinity students are prepared to commute, the postcode does possess one area that is within commutable distance for those who are not afraid to stretch their legs or board a bus.

Harold's Cross is becoming an increasingly popular destination for Trinity students. It's about a 35 minute walk into college but for that extra stride, many students secure houses for four and five people that even outstrip their own homes, and at reasonable rates.

The area itself is reasonably quiet and residential though, so be prepared for hassle from landlords and neighbours when 300 people click 'attending' to your housewarming party on Facebook.

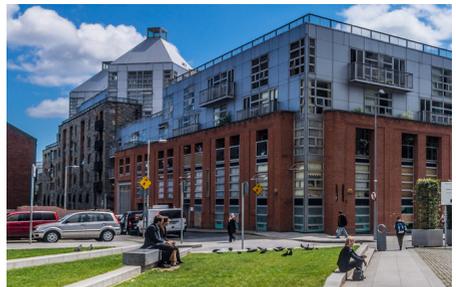
- Domvilles/Wellington
- Rossmores
- Glendowns
- Kimmage Road Lower
- Wainsfort
- Harold's Cross Road
- Terenure Road

DUBLIN 7

Dublin 7 is a very popular student area. Areas like Phibsborough have traditionally been the haunts of St. Pat's students but greater numbers of Trinity students are flocking further north, particularly when in search of 4 and 5 bedroom houses.

Phibsborough is especially popular with those seeking larger houses. Expect a 25 minute walk into town. Smithfield is also an area with a number of benefits. The area has been subject to an urban regeneration project in the course of the last ten years, provides reasonable proximity to college (around a 25 minute walk) and is serviced by the red Luas line, which will take you to Abbey Street as well as Connolly Train Station and Busáras.

- Four Courts
- Smithfield
- Arbour Hill
- Cabra
- Phibsborough



DUBLIN 8

- Dolphins Barn
- Inchicore
- Islandbridge
- Kilmainham
- Merchants Quay
- Portobello
- South Circular Road
- The Coombe

Dublin 8, unlike the other central southside postcodes, is very much a mixed bag. Properties in this area tend to be reasonably priced. The commute time to college can vary depending on how far west the property is in D8. Typically commute times vary between 20-30 minutes.

Properties in Dublin 8 may be of particular interest in the Health Science faculty, as St James' Hospital, St Patricks Hospital and The Coombe are located there, and Tallaght Hospital is on the red line Luas. Areas such as South Circular Road and Portobello are easily accessible for Trinity by bus, walking or cycling.

DUBLIN 9



- Glasnevin
- Drumcondra
- Whitehall

As Dublin 9 is a little further out, we'd recommend sticking to Glasnevin, Drumcondra or Whitehall as the most student-friendly locations. These are prime residences for DCU and St Pat's students.

Generally these areas are very well serviced by Dublin Bus, so although you are more likely to get affordable accommodation here, month bus tickets should definitely be included in your budget.

These are nice areas which are very student friendly. Stick to Drumcondra to be in a 30 minute walking distance to town! It can be quite lively and is right beside Croke Park so has a great atmosphere on match days.

Dublin

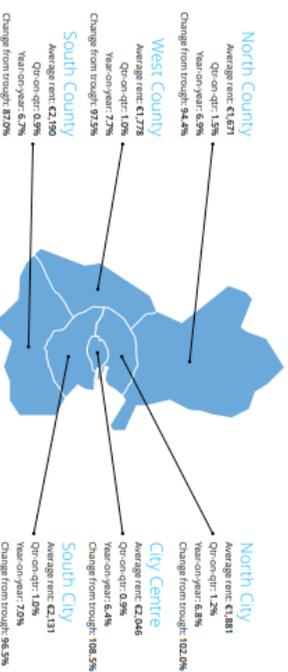
Inflation at six-year low

Rents rise 7% year-on-year

Rents in Dublin were 6.8% higher in the first quarter of 2019 than a year earlier - the lowest rate of increase since the start of 2013.

Majority of areas see rents double

Since 2012, rents have risen by 100% or more in 15 of Dublin's 25 markets - the smallest increase remains in South County Dublin (87%).



Rent-a-Room Trends Q1 2019

RENTAL AREAS	Single Bed AVG. RENT YR/YR CHANGE	Double Bed AVG. RENT YR/YR CHANGE
Dublin City Centre	€ 700 8.4%	€ 785 2.1%
North Dublin City	€ 571 7.9%	€ 690 5.3%
South Dublin City	€ 587 4.1%	€ 743 3.6%
North Co. Dublin	€ 498 4.4%	€ 621 5.8%
South Co. Dublin	€ 594 6.3%	€ 716 4.5%
West Co. Dublin	€ 495 2.7%	€ 640 6.5%

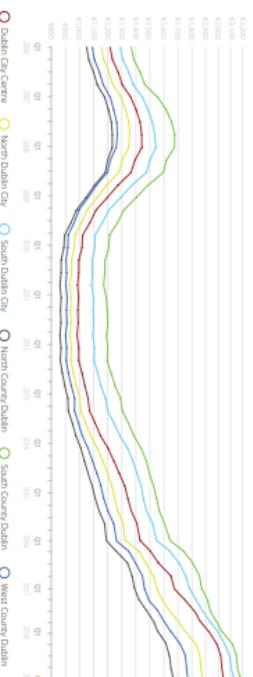
Availability decreases

There were just over 1,200 properties available to rent in Dublin on May 1, down 8% year-on-year and ending nine months of small improvements in availability.

6% increase in room costs

The cost of a single or double room in Dublin was roughly 5% higher in the first quarter of 2019 than a year earlier.

Dublin Trends Q1 2019



Daft.ie Snapshot of Rents Nationwide



What can I ask for? Can I afford it?

Average monthly rents across Ireland (€), and annual change (%), 2019 Q1.

	1 bed apartment	2 bed house	3 bed house	4 bed house	5 bed house
DUBLIN					
Dublin 1	€1,589 3.9%	€1,937 4.3%	€2,417 4.9%	€3,048 8.4%	€3,565 6.9%
Dublin 2	€1,846 3.5%	€1,197 3.7%	€3,623 4.6%	€3,102 5.4%	€3,599 6.3%
Dublin 3	€1,574 6.1%	€1,852 5.3%	€2,135 4.1%	€2,447 4.4%	€2,732 12.3%
Dublin 4	€1,976 5.4%	€2,268 5.7%	€2,603 5.4%	€2,955 7.4%	€3,109 2.1%
Dublin 5	€1,467 9.3%	€1,689 8.7%	€1,966 7.3%	€2,141 6.3%	€2,312 5.9%
Dublin 6	€1,799 8.1%	€2,072 7.5%	€2,411 6.1%	€2,626 5.1%	€2,837 5.6%
Dublin 6W	€1,597 8.0%	€1,839 7.4%	€2,140 6.0%	€2,331 5.1%	€2,518 8.6%
Dublin 7	€1,570 6.8%	€1,808 6.2%	€2,104 4.8%	€2,292 3.9%	€2,475 7.8%
Dublin 8	€1,656 7.6%	€1,906 7.0%	€2,218 5.6%	€2,416 4.6%	€2,610 8.1%
Dublin 9	€1,473 7.0%	€1,696 6.4%	€1,974 5.0%	€2,150 4.1%	€2,322 7.5%
Dublin 10	€1,435 14.0%	€1,602 13.3%	€1,923 11.9%	€2,095 10.9%	€2,262 14.6%
Dublin 11	€1,363 8.4%	€1,569 7.7%	€1,826 6.4%	€1,989 5.4%	€2,148 8.9%
Dublin 12	€1,444 6.8%	€1,662 6.2%	€1,935 4.8%	€2,107 3.9%	€2,276 7.3%
Dublin 13	€1,445 6.3%	€1,664 5.7%	€1,937 4.3%	€2,110 3.4%	€2,279 6.8%
Dublin 14	€1,572 6.0%	€1,809 5.4%	€2,106 4.0%	€2,294 3.1%	€2,478 6.5%
Dublin 15	€1,328 7.4%	€1,529 6.7%	€1,780 5.4%	€1,939 4.4%	€2,094 7.9%
Dublin 16	€1,432 8.0%	€1,648 7.4%	€1,919 6.0%	€2,090 5.0%	€2,257 8.0%
Dublin 17	€1,418 9.8%	€1,632 9.2%	€1,900 7.8%	€2,070 6.8%	€2,235 10.4%
Dublin 18	€1,597 7.9%	€1,838 7.3%	€2,140 5.9%	€2,331 4.9%	€2,517 8.4%
Dublin 20	€1,449 8.2%	€1,668 7.6%	€1,942 6.2%	€2,115 5.2%	€2,284 8.7%
Dublin 22	€1,332 10.7%	€1,534 10.0%	€1,785 8.6%	€1,944 7.6%	€2,100 11.7%
Dublin 24	€1,320 5.1%	€1,519 4.5%	€1,769 3.2%	€1,926 2.3%	€2,080 5.7%
North Co Dublin	€1,247 7.7%	€1,436 7.1%	€1,671 5.7%	€1,820 4.8%	€1,966 8.0%
South Co Dublin	€1,649 7.0%	€1,899 6.4%	€2,210 5.1%	€2,407 4.1%	€2,600 7.6%
West Dublin	€1,291 8.5%	€1,486 7.8%	€1,730 6.5%	€1,884 5.5%	€2,035 9.0%
CORK CITY	€1,005 10.0%	€1,147 11.3%	€1,335 8.4%	€1,454 7.4%	€1,570 11.0%
GALWAY CITY	€939 11.5%	€1,061 11.3%	€1,235 9.9%	€1,346 8.9%	€1,453 12.5%
LIMERICK CITY	€878 14.2%	€1,003 14.0%	€1,167 12.6%	€1,271 11.6%	€1,373 15.3%
WATERFORD CITY	€731 13.5%	€835 13.3%	€972 11.9%	€1,058 10.9%	€1,143 14.6%

	1 bed apartment	2 bed house	3 bed house	4 bed house	5 bed house
MUNSTER					
Meath	€922 6.3%	€1,072 6.9%	€1,247 5.5%	€1,359 4.5%	€1,467 8.0%
Wicklow	€943 4.4%	€1,096 4.9%	€1,276 3.6%	€1,390 2.7%	€1,501 6.1%
Wicklow	€1,009 5.8%	€1,173 6.3%	€1,365 5.0%	€1,487 4.0%	€1,606 7.5%
Louth	€861 6.5%	€1,001 7.0%	€1,165 5.6%	€1,269 4.7%	€1,371 8.2%
Longford	€503 9.2%	€585 9.7%	€680 8.3%	€741 7.4%	€800 10.9%
Offaly	€627 7.7%	€729 8.3%	€849 5.9%	€924 4.7%	€998 9.5%
Westmeath	€682 10.9%	€793 11.4%	€923 10.0%	€1,005 9.0%	€1,086 12.6%
Laois	€665 8.5%	€773 9.0%	€900 7.6%	€980 6.7%	€1,058 10.2%
Carlow	€643 7.7%	€748 8.2%	€871 6.8%	€948 5.9%	€1,024 9.4%
Kilkenny	€659 6.0%	€767 6.6%	€892 5.2%	€972 4.3%	€1,050 7.7%
WATERFORD	€596 6.5%	€693 7.0%	€806 5.6%	€878 4.7%	€949 8.2%
Waterford Co	€633 15.0%	€728 13.3%	€847 11.8%	€922 10.8%	€996 14.5%
KERRY	€578 10.9%	€664 9.2%	€773 7.8%	€842 6.9%	€910 10.4%
CORK CO	€695 11.9%	€798 10.2%	€929 8.8%	€1,012 7.9%	€1,093 11.4%
LIMERICK CO	€581 11.1%	€668 9.5%	€778 8.1%	€847 7.1%	€915 10.7%
TIPPERARY	€570 9.9%	€655 8.3%	€762 6.9%	€830 6.0%	€896 9.5%
GALWAY CO	€626 12.6%	€727 14.3%	€846 12.8%	€921 11.8%	€995 15.5%
MAYO	€510 8.2%	€592 9.7%	€689 8.3%	€750 7.3%	€810 10.9%
ROCCOMONN	€482 8.5%	€560 10.0%	€651 8.6%	€709 7.6%	€766 11.2%
SLEIGO	€541 8.1%	€628 9.6%	€732 8.2%	€797 7.2%	€860 10.8%
LEITRIM	€430 4.5%	€499 6.0%	€581 4.6%	€633 3.7%	€683 7.1%
DONOGAL	€454 5.2%	€527 7.7%	€614 6.3%	€668 5.4%	€722 8.9%
MONAGHAN	€512 6.7%	€595 8.3%	€693 6.9%	€754 5.9%	€815 9.4%
WATERFORD	€566 7.6%	€657 9.2%	€765 7.8%	€833 6.8%	€899 10.3%

	1 bed apartment	2 bed house	3 bed house	4 bed house	5 bed house
OTHER CITIES					
Cork City	€1,005 10.0%	€1,147 11.3%	€1,335 8.4%	€1,454 7.4%	€1,570 11.0%
Galway City	€939 11.5%	€1,061 11.3%	€1,235 9.9%	€1,346 8.9%	€1,453 12.5%
Limerick City	€878 14.2%	€1,003 14.0%	€1,167 12.6%	€1,271 11.6%	€1,373 15.3%
Waterford City	€731 13.5%	€835 13.3%	€972 11.9%	€1,058 10.9%	€1,143 14.6%

CHECKLIST FOR VIEWING ACCOMMODATION

ACCOMMODATION

- Check for signs of dampness (e.g. mould in the bathroom, in the back of cupboards)
- Is there proper ventilation? (esp. in the bathroom and kitchen)
- Do the windows open?
- Will it be easy to heat? Are there draughts or high ceilings?
- What sort of heating is there, what will it cost, who's responsible for the bills?
- Is there enough furniture? Are there enough cupboards and shelves?
- Are the cooker, fridge (& any other electrical appliances) working?
- What way is water heated? Is it working?
- Are there enough electric sockets?
- How will electricity/gas/phone be paid for?
- Is there a connection fee deposit? A guarantor? Are meters set correctly?
- Is there cable television? Who pays the bill?
- What are the arrangements for cleaning common areas
- Are there fire extinguishers and safe exits in the event of a fire?
- Do you have access to a garden?
- Is there a safe place to put your bike?
- Is there internet access? Is it compatible with your computer?
- What is the BER rating? The higher the rating, the lower the heating bills! This is required by law.

AREA

- Is it close to college? Easy to get to?
- Is it on a good bus route or near the DART or Luas?
- Are there shops nearby?

AGREEMENTS

- Is there a written lease? (if there is get someone knowledgeable to explain its terms)
- How much is rent, how often is it to be paid? Does it include electricity/ phone rental?
- How much is the deposit?
- Is the landlord registered with the PRTB (Private Residential Tenancies Board)
- Does anyone else have keys to the flat? When can the landlord enter?
- What repairs will you be responsible for?
- Is there a contact address and phone number for the landlord in your rent book?

WHAT TO DO

- **DO** try to bring a parent with you
- **DO** keep a rent book: This will set out how much rent is and you will have a record of rent payments
- **DO** request a copy of the letting agreement before signing anything
- **DO** read your rights as outlined below before dealing with a landlord
- **DO** bring a good map of Dublin including bus numbers with you
- **DO** take photos: both when you move in and move out
- **DO** agree to a rent you will be able to afford throughout the year

WHAT NOT TO DO

- **DO NOT** settle for a cupboard just because you're worried you won't find anything else! Just keep calm, keep looking and remember that you're planning to spend a year in the place you find!
- **DO NOT** go with a crowd of people. It may give the impression to landlords that you are a party animal.
- **DO NOT** worry too much- you will find accommodation!

KNOW YOUR LEGAL RIGHTS

It's important to be aware of your rights as a tenant when looking for property in Dublin. This is a general guide to your rights. If you do have legal issues, it is advised that you seek professional legal assistance. A lot of these requirements are set down in the Residential Tenancies Act 2015.

YOUR LANDLORD'S DUTIES

To provide a rent book/receipt of payment by written statement which must contain:

- Address of the rented dwelling
- Name and address of landlord/agent
- Name of tenant
- Term of the tenancy
- Amount of Rent, when and how it is to be paid
- Details of other payments
- Amount and purpose of deposit paid
- Conditions under which it will be returned to tenant
- Statement of information on rights and duties of landlords and tenants

If landlord refuses to supply/use a rent book contact the **Private Residential Tenancies Board** (www.prtb.ie).

THE DEPOSIT

There is no limit on the amount a landlord can seek for deposit! At the end of tenancy the landlord must promptly return the deposit.

The deposit may be retained or deductions made:

- If you have not paid the rent
- In order to pay costs incurred to repair serious damage caused by you
- If you have not given valid notice of termination of tenancy

If you feel that your deposit has been unfairly withheld make an application to the Private Residential Tenancies Board.

INSURANCE

A landlord's insurance policy is unlikely to cover your personal belongings.

YOUR RIGHT TO PRIVACY AND EXCLUSIVE POSSESSION

A Landlord can only enter with your prior permission and this includes Repairs and inspections: Prior arrangement must be made.

If your landlord repeatedly enters your flat without permission discuss the issue with them, assert your rights

Your Landlord must record details of furnishings and appliances provided.

To prevent disputes over damaged items:

- Record their condition
- Check accuracy of inventory list

A landlord may be entitled to enter to: survey the property and to ensure that it is being maintained; to read any meter that may be installed; to carry out periodic inspections of the dwelling; in case of an emergency.

PROTECTION OF YOUR RIGHTS

Your basic legal rights as a tenant cannot be overridden by the terms of the lease agreement with your landlord.

REPAIRS

- Notify the landlord immediately in writing of any repairs needed.
- Allow access for the work to be done.

If landlord fails to fix a serious problem within a reasonable time you can get repairs done and your landlord must reimburse you.

Generally: The landlord is obliged to carry out repairs.

Exception: If tenant causes serious damage.

For problems posing serious health/safety risks contact your local council or corporation e.g. vermin, sewage.

LEASES FOR FIXED PERIODS

You cannot be asked to leave during the time period of the lease.

Exception: Rent arrears/breach of tenancy obligations.

TELEVISION, BROADBAND & PHONE

As with the Energy suppliers, savings can be made by 'bundling' your Phone, Broadband and Television bills with one company. It also saves the hassle of dealing with three separate bills each month. We will however provide you with all of the main companies in each sector.

TELEVISION



BROADBAND



We Recommend



For €30 per month for the first 4 months and €50 thereafter, Virgin offers 240mb broadband

ELECTRICITY & GAS

For the student on a budget, you can find big savings by getting your gas and electricity from one supplier. To maximise savings further, it is advisable to pay using Direct Debit and to use the 'E-Billing' option. Different suppliers have different deposit requirements.

Main Providers



We Recommend



Electricireland does not require a deposit where a direct debit is set up which is a bonus to any student worried about set-up costs. There is no specific length requirement for contracts of one year which is useful for students renting for nine month periods.



YOUR DUTIES AS A TENANT

- Pay rent and other charges/taxes.
- Allow access at reasonable intervals for inspections/repairs.
- Notify landlord of repairs.
- Not to behave in an anti-social manner.
- Not to alter the premises without landlord's written consent.
- Not use the dwelling for any other purpose than was agreed in the contract

RENT REVIEWS FOR NEW TENANCY IN A RENT PRESSURE ZONE

For a new tenancy (starting on or after 24 December 2016) in a Rent Pressure Zone, the landlord can review the rent once every 12 months. The maximum rent increase will be 4% per year. The landlord must give the tenant the following information, in writing, at the start of the tenancy:

- The amount of rent that was last set for the property
- The date the rent was last set for the property
- A statement as to how the rent set for the property has been calculated, having regard to the Rent Pressure Zone formula
- The rent being set should not be more than local market rents for similar properties

You can go to the Residential Tenancies Board (RTB) website to use their rent Pressure Zone Calculator to see how much your landlord is allowed to increase rent by.



SAFETY STANDARDS

The standards require a landlord to ensure:

- The building must be free from damp and in good structural repair
- That the roof, walls, floors, ceilings and stairs are in good repair:
- Maintain the installations for the supply of electricity or gas in good repair and safe working order:
- Provide proper ventilation and lighting to each room:
- Hot and Cold water available to the tenant
- The property must also comply with the Fire Services Act 1981 - Your landlord is obliged to provide you with fire alarms and a fire blanket.

However, tenants should:

- Take a sensible approach to fire safety within their rented accommodation to avoid fire hazards.
- Ensure at least one smoke alarm is installed on each floor level.
- Plan a fire evacuation drill and practice it.

If you believe that a standard and maintenance issue exists in your property, you must first write a letter to your landlord, outlining the issues, and giving them a reasonable period in which to rectify the situation. If the problem persists after the letter has been sent, you may take a case against the landlord through the RTB.

TERMINATION

Termination of the tenancy by the landlord is only valid if:

- It's in writing.
- Signed by landlord or agent.
- Specifies date of service.
- States the reason for the termination
- Specifies the termination date and indicate tenant has full 24 hours to vacate.
- States that any issue as to the validity of the notice or the right of the landlord to serve it must be referred to the Private Residential Tenancies Board within 28 days from the receipt of the notice.

The notice of termination must be accompanied by a **statutory declaration** where the grounds for termination is either:

- The landlord intends to sell, or
- The landlord/member of landlord's family needs to live in the property

NOTICE OF TERMINATION

Your landlord must give you notice in advance of your tenancy being terminated. The length of notice depends on the length of your tenancy.

6 months	28 days notice
Over 6 months but less than a year	35 days notice
1 year or over but less than 2 years	43 days notice
2 years or over but less than 3 years	56 days notice
3 years or over but less than 4 years	84 days notice
4 years or over but less than 5 years	112 days notice

- If you breach your obligations as a tenant, the landlord must give 28 notice of termination of the tenancy agreement.
- Your landlord can give only 7 days notice for serious 'anti-social' behaviour or threatening the fabric of the dwelling.
- For rent arrears, your landlord can give 28 days notice for arrears of rent where they notified you of your arrears, served you with notice of the arrears and 14 days have passed without payment.

You, as a tenant, must also give notice if you wish to terminate the contract. The same time periods apply in giving notice, i.e. you must give 28 days notice to your landlord if you've rented for less than 6 months, 35 days notice if you've rented for more than 6 months but less than a year, etc.

Exceptions for tenants:

- You can give only 7 days notice where the behaviour of the landlord poses an imminent danger of death/serious injury or imminent danger to the fabric of the dwelling or property.
- 28 days for any other reason where the landlord has been notified of the breach and has not remedied the issue.

PRIVATE RENTAL TENANCIES BOARD

Disputes which can be referred to the PRTB are those involving:

- Rent and rent arrears.
- An alleged failure of tenant/landlord to comply with their
- The appropriate notice period and reasons for
- An allegation that a landlord has penalised tenants for referring a matter to the Board.
- Return of deposits

SERVICES AND THE LANDLORD'S OBLIGATIONS

Details of when and how payments for services are to be made must be set out in full in your rent book e.g. direct debit, meter, bill etc.

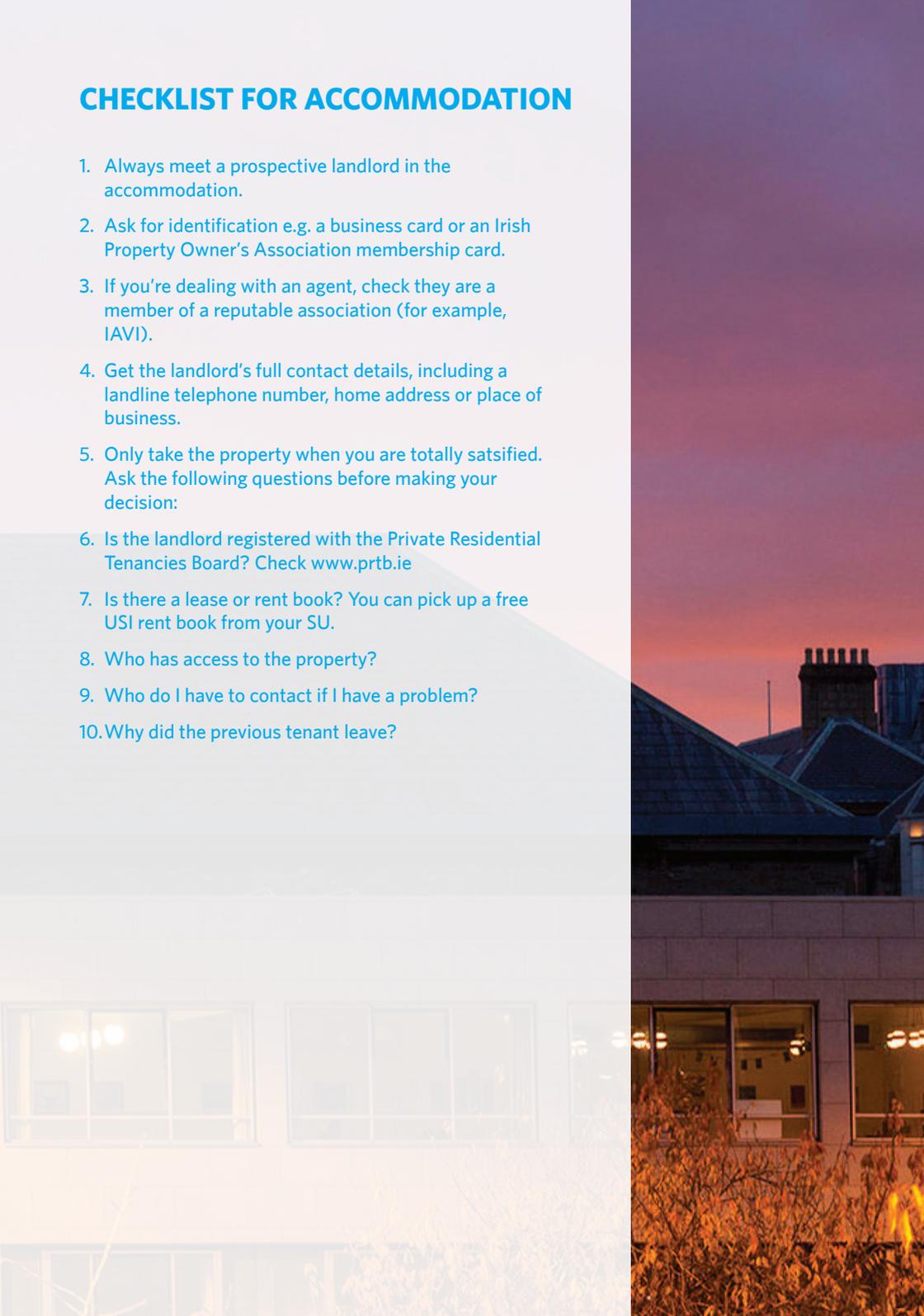
A landlord is not entitled to disconnect the power or water supply.

Local authority service charges for water, bin collection etc. are payable by the tenant as the "occupier" of the premises.

Make sure you are not billed for arrears for previous tenants or for charges due from other people living in the house.

CHECKLIST FOR ACCOMMODATION

1. Always meet a prospective landlord in the accommodation.
2. Ask for identification e.g. a business card or an Irish Property Owner's Association membership card.
3. If you're dealing with an agent, check they are a member of a reputable association (for example, IAVI).
4. Get the landlord's full contact details, including a landline telephone number, home address or place of business.
5. Only take the property when you are totally satisfied. Ask the following questions before making your decision:
 6. Is the landlord registered with the Private Residential Tenancies Board? Check www.prtb.ie
 7. Is there a lease or rent book? You can pick up a free USI rent book from your SU.
 8. Who has access to the property?
 9. Who do I have to contact if I have a problem?
 10. Why did the previous tenant leave?



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OUR SUPPORTERS



Trinity Free Legal Advice Clinic

This document was put together with the help with Trinity Free Legal Advice Clinic (FLAC). Trinity FLAC is a student organisation which provides free legal clinics to the public and campaigns on issues of social justice.



Threshold

Threshold is a charity that campaigns for housing as a right. Threshold operates three advice centres in Cork, Dublin and Galway where trained staff provide free and independent advice and advocacy to tenants experiencing housing problems particularly those at risk of homelessness.



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