Threshold

Quarterly Impact Report.

Q2 2026

Supporting Ireland's Renters.

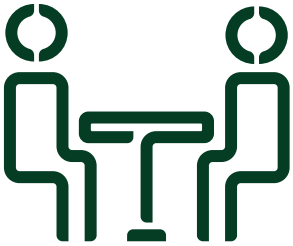
Get Help.

We provide free and confidential advice to help renters with housing problems.

If you're having an issue with your rented home, please get in touch with our team of expert advisors today.

Freephone helpline
1 800 454 454
9am–9pm
Monday to Friday

Email an advisor:
www.threshold.ie/email–an–advisor



Book a time to speak with an advisor at an Outreach Clinic:
https://threshold.ie/book–a–time–to–speak–with–an–advisor/

Supporting Ireland's Renters: Q2 2026.

Threshold is Ireland's renters' rights charity. We help prevent homelessness by providing free advice and support for people experiencing housing problems. As the independent voice of Ireland's renters, we speak out on the issues that affect them most, and help shape government policy and the law to ensure everyone has access to a secure, affordable and good-quality home.

This report looks back on the home-saving impact Threshold advisors achieved in the second quarter of 2026, from April to June.

Our work with renters is proof that homelessness prevention is possible. In Q2 2026, with the help of Threshold advisors, **1,145 households (1,508 adults and 1,231 children)** were kept in their home or were able to secure alternative housing. This support prevented these households from entering homelessness.

In this report, you will hear from Ciara, a Threshold Advisor.

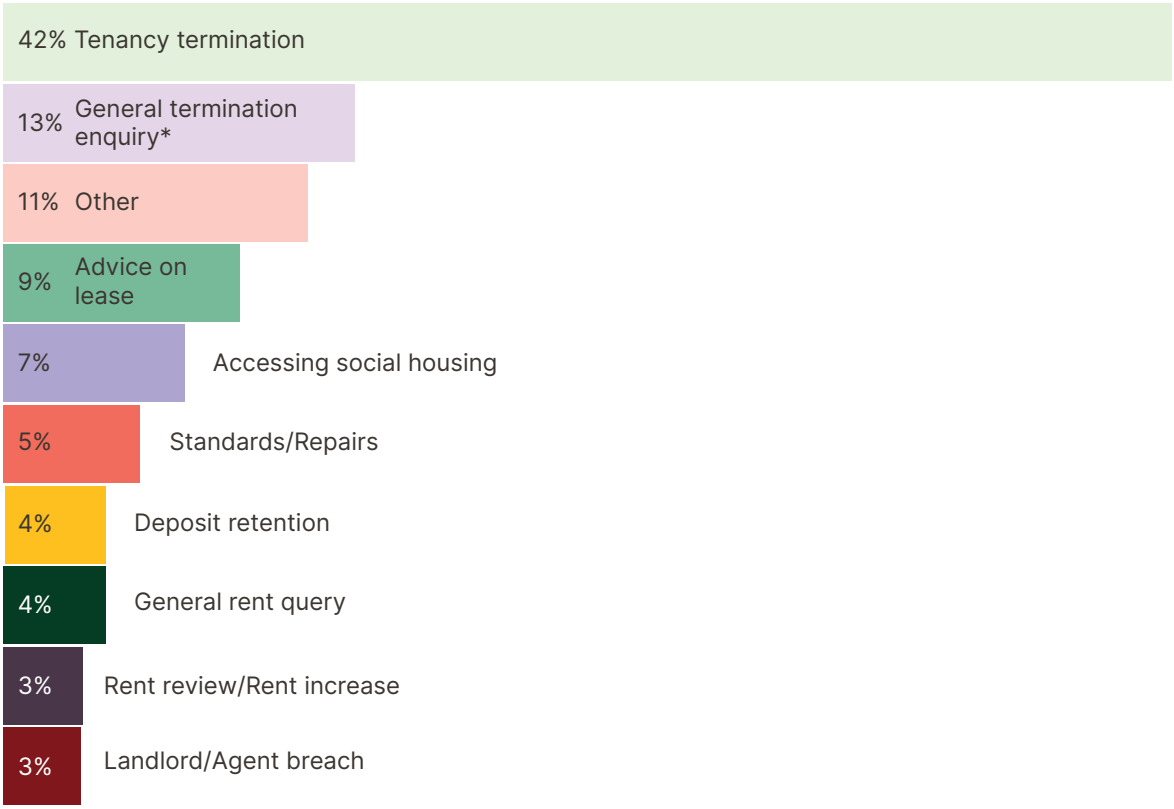
Our work in Q2 2026.

Assisted
9,198
households
11,877 adults
7,861 children

Protected
1,145
households from entering homelessness
1,508 adults
1,231 children

Contacted by
2,182
households at risk of homelessness

Q1 Top 10 New case issues



*General termination enquiries are queries from renters who have not received a notice of termination but are worried about this and are seeking guidance. Figures are based on new cases worked (4,004) in Q2 2026.

How renters got in touch with Threshold in Q2 2026

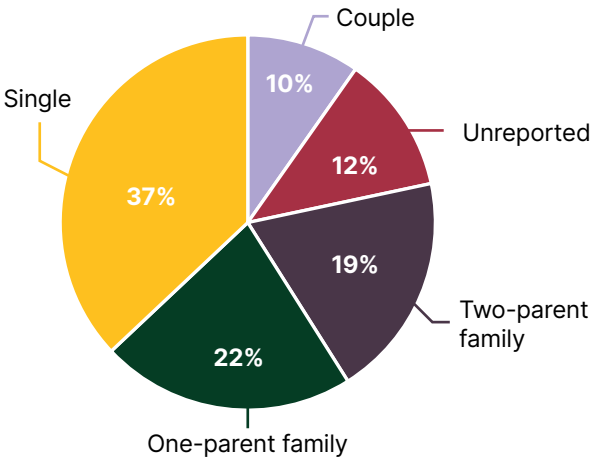
8,593
Calls answered

2,131
Web queries submitted

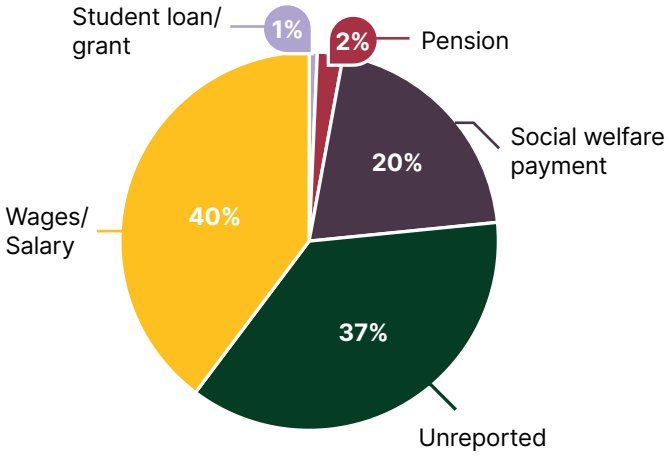
707
Outreach appointments made

Demographics of all households who were in contact with Threshold in Q2 2026

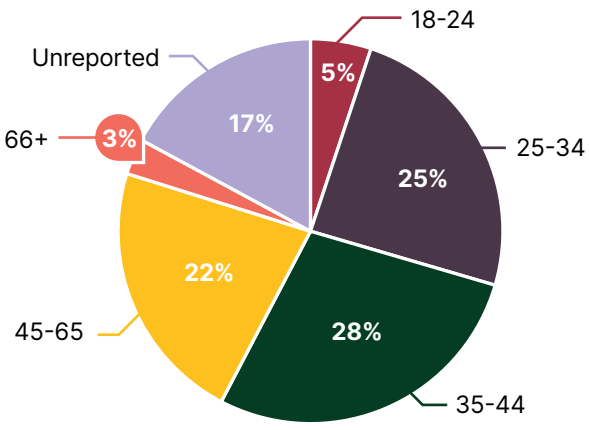
Household composition



Main source of income



Age range



*Figures are based on all households worked (9198) with in Q2 2026

Exempted development: Expanding supply without expanding protections.

The Exempted Development Regulations for auxiliary dwellings are intended to increase housing supply, but Threshold has significant concerns about the unintended consequences for renters. Based on our frontline experience, two key issues emerge. The first is the creation of a growing segment of rental accommodation that falls outside the protections of the Residential Tenancies Acts. The second is the risk of lower housing standards and increased housing insecurity for those living in these developments.

Lack of Protections

One of the most significant concerns is that occupants of these exempted structures will be classified as licensees rather than tenants. This means they will be excluded from fundamental protections such as security of tenure, limits on rent increases, and access to the RTB for dispute resolution. Threshold regularly supports people living in such situations who discover they have very few rights when a problem arises, such as an eviction, deposit retention or a dispute over bills. This is shown in the below story from Ciara, a former Threshold advisor and current Casework Lead.

Threshold's experience shows that living in garden homes or other informal renting arrangements can leave renters vulnerable to exploitation and instability. Our casework highlights issues including sudden eviction, withheld deposits, excessive utility charges, licensor interference, and a lack of access to essential services. Expanding a form of housing that operates outside of existing rental protections risks creating a larger and more precarious section of the housing market.

Standards and Housing Quality

Threshold is also concerned that the regulations do not adequately address minimum living standards. While garden homes may comply with construction and building regulations, it is not clear how relevant authorities will ensure that they meet the minimum standards for rental housing.

Without clear standards and effective oversight, there is a risk that exempted developments could create a two-tier housing system, where vulnerable groups are disproportionately accommodated in lower-quality and less secure housing. Threshold believes that increasing housing supply should not come at the expense of minimum protections or housing quality. Threshold asks that Government engage with housing experts and frontline organisations to ensure appropriate safeguards are put in place for licensees.

Ciara's Story.

When Mairéad, a renter who contacted Threshold, first moved into a cabin behind her landlord's home, she thought she'd found secure accommodation.

Mairéad had initially rented a garden cabin, but after nine months, the landlord sought to change the rental terms and increase the rent. Mairéad did not challenge this rent increase, which might have been unlawful. To pay a more affordable rent, she moved into a room the main house. This seemingly simple move impacted her rights and entitlements.

Once she moved from the garden home to the room in the main house, there was no longer a question as to whether she was a tenant or a licensee, she was now clearly a licensee

Ciara, previously a Housing Advisor and now Casework Lead with Threshold, first heard from Mairéad after she'd been given just three weeks to leave her accommodation.

"By the time she contacted us [when she was asked her to leave the room in the in the main dwelling], she appeared to be a licensee rather than a tenant," says Ciara. "That meant she wasn't protected under the Residential Tenancies Act and had very limited options when she was asked to leave."

Ciara advised Mairéad on her options, including negotiating for more time to move out, seeking emergency accommodation support, and pursuing a claim through the Small Claims Court if necessary. However, because of her status as a licensee, there was little legal protection available.

The situation worsened when Mairéad tried to recover her deposit. According to Ciara, the property owner delayed responding before claiming that the deposit had been

used to replace bedding and dispose of rubbish left behind. Mairéad requested receipts but ultimately decided not to pursue the matter further. Cash payments and a lack of documentation made it difficult to prove her case.

For Ciara, the case highlights broader concerns about the lack of regulation surrounding licence arrangements.

“There should be some baseline protections,” she says. “I understand that they can’t necessarily be the same as tenants have, but there has to be a framework that protects both sides, licensor and licensee. At the moment, people can do everything right and still find themselves in a very precarious situation.”

She points out that many licence arrangements depend entirely on goodwill. While Threshold can provide guidance, any agreements or written understandings have limited value when there is no clear legal framework underpinning them.

As more people turn to rooms, cabins and garden units in response to the housing crisis, cases like Mairéad’s raise important questions about whether current rules provide enough certainty for those who call these spaces home.

“Everything seems to come with an asterisk,” Ciara says. “It can be very difficult for people to know where they stand with their rights, as they don’t know if they’re a licensee or a tenant.”

For Mairéad, the result was losing her home and her deposit. For Threshold, her experience served as a reminder that as garden homes and alternative forms of rental accommodation become more common, stronger and clearer protections are needed to ensure renters do not fall through the cracks.

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Revenue (Charities Unit) (CHY): 6279
Charities Regulatory Authority (CRA): 200110301

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22 South Mall, Cork, T12 C2YN

Western Regional Offices
5 Prospect Hill, Galway, H91 HC1H
Unit 2-4 Howleys Court, Steamboat Quay, Dock Road, Limerick, V94 P8C0

National Freephone Helpline:
1800 454 454
9am to 9pm Monday to Friday

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www.threshold.ie

Rialtas na hÉireann
Government of Ireland

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government supporting communities

The Scheme to Support National Organisations is funded by the Government of Ireland through the Department of Rural and Community Development.

Feidhmeannacht um Dhaoine ar Easpa
Dídine Réigiún Bhaile Átha Cliath
Dublin Region Homeless Executive

Threshold gratefully acknowledges funding received from Dublin Regional Homeless Executive towards our Advice and Tenancy Protection Services.