

Is your rent above the market?

, Milltown Avenue, Mount Saint Annes, Dublin 6, Co. Dublin,

· Pembroke

89 m²

BER B

3-bed apartment

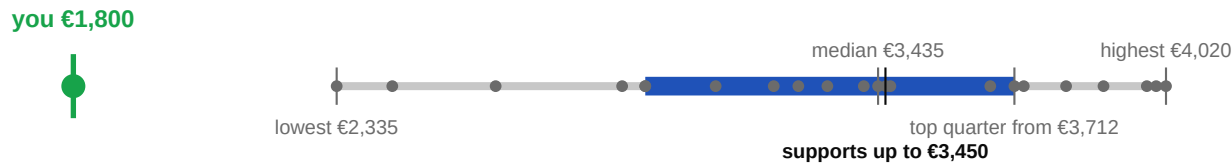
€1,800

a month, your rent

Similar homes let here, last 12 months, recomputed for 89 m² and BER B: median €3,435, the register supports up to €3,450.
Next increase: at most €1,872.00.

Your rent is within the market for a home like yours

22 tenancies of similar 3-bed apartments in Pembroke that began in the last 12 months (their rent is still as first set), recomputed for your 89 m² and BER B: median €3,435, the most a landlord could defend for a home like yours €3,450, the single highest €4,020; 0% of them come to less than yours. Nothing to claim on the level; what matters is the next increase.



22 tenancies of similar homes that began in the last 12 months, each recomputed for your home; the blue band is the middle half of them.

THE NEXT INCREASE

Rent last set	1 Sept 2024
Review allowed from	now (12 months passed on 1 Sept 2025)
Arithmetic cap (2% or inflation)	€1,872.00
Market for your home	€3,435 median, €3,450 top
Binding limit	€1,872.00
Notice	90 days, RTB form, three RT numbers

THE TEST THE LAW APPLIES

Market rent	Never above it	Two limits at a review
What a willing tenant would pay a willing landlord for a similar home in the area (s.24). It is a range: what similar homes actually let for, not one number.	A rent may not be set above market rent, at the start or at a review (s.19). The test is applied at the date the rent was set.	A continuing rent rises by at most 2% a year or inflation, and never above market rent. Either side may ask for a review to market rent once in 12 months (s.21).

The register shows rent alone. If yours includes bills, parking or furniture, part of any gap is those extras, not the rent (s.24 also weighs the other terms of the letting).

Similar homes let here

22 registered tenancies of 3-bed apartments in Pembroke that began in the last 12 months (a rent cannot be reviewed within 12 months of the start, so these are still as first set; older records may have been reviewed and are listed in the appendix only), within $\pm 35\%$ of your floor area and 3 BER grades. Each rent is recomputed for your 89 m² and BER B in the column "for yours", and the table is sorted by it. Every RT number can be checked on the RTB Rent Register.

RT NUMBER	RENT	FOR YOURS	M ²	BEDS	BER	BEGAN	AREA
RT-0326-...	€3,516	€4,020	74	3	C1	10 Mar 2026	Pembroke West B
RT-0426-...	€3,800	€4,000	88	3	C2	8 Apr 2026	Rathmines East B
RT-0926-...	€4,200	€3,981	100	3	B3	1 Sept 2026	Pembroke East E
RT-0426-...	€4,200	€3,893	110	3	C2	12 Apr 2026	Pembroke West B
RT-0426-...	€3,900	€3,817	100	3	C2	15 Apr 2026	Pembroke West B
RT-0926-...	€4,500	€3,731	113	3	A2	1 Mar 2026	
RT-0126-...	€3,570	€3,712	85	3	B3	1 Jan 2026	Pembroke East E
RT-1125-...	€4,350	€3,663	110	3	A2	10 Nov 2025	Pembroke East D
RT-0626-...	€4,000	€3,460	111	3	B1	15 Jun 2026	Pembroke East E
RT-0926-...	€3,350	€3,451	84	3	B	2 Sept 2026	Rathmines East B
RT-0126-...	€3,200	€3,435	85	3	C2	9 Jan 2026	Rathmines East B
RT-0726-...	€3,400	€3,406	96	3	C	15 Jul 2026	Pembroke West B
RT-0326-...	€3,300	€3,332	87	3	B2	15 Jan 2026	Rathmines East B
RT-0726-...	€3,200	€3,273	90	3	C1	12 Jun 2026	Rathmines East B
RT-1025-...	€3,179	€3,223	94	3	C2	13 Oct 2025	Pembroke East E
RT-1025-...	€3,224	€3,105	100	3	C1	20 Oct 2025	Pembroke East C
RT-0426-...	€2,850	€2,962	90	3	C2	18 Mar 2026	Rathmines East B
RT-0726-...	€3,300	€2,962	110	3	B3	9 Jul 2026	Pembroke West B
RT-0925-...	€2,715	€2,915	85	3	C2	23 Sept 2025	Rathmines East B
RT-1025-...	€2,392	€2,658	80	3	C2	10 Oct 2025	Rathmines East B
RT-0126-...	€2,326	€2,448	88	3	C2	17 Dec 2025	Rathmines East C
RT-0826-...	€2,425	€2,335	100	3	C1	1 Aug 2026	Rathmines East B
you	€1,800	€1,800	89	3	B		

Bold: the three whose recomputed rent is closest to yours. Sorted by the recomputed figure, high to low.

How the recomputation works: on 54 registered tenancies in this area, rent rises about 5.6% for every 10% more floor area and about 1.6% per BER grade. A smaller or colder home than yours is scaled up, a bigger or warmer one down.

Today: 97 returned by the register → 53 began in the last 12 months (rent still as first set) → 51 within 35% of your floor area → 47 same number of bedrooms → 36 BER within 3 grades → 23 BER on the register → 22 not far below the local median. When your rent was set (1 Sept 2024): 97 returned by the register → 12 began on or before Sept 2024 → 1 began in the 12 months before Sept 2024 → 0 began in the last 12 months (rent still as first set). Every one of the 97 records is listed in Appendix A with the reason it is in or out, judged at both dates.

What follows

YOUR POSITION

Within the market

Your rent is at or below the median of similar homes. There is no case on the level.

What to watch

Any increase must come on the RTB Notice of Rent Review, 90 days ahead, once in 12 months, with three comparables, capped at 2% a year or inflation.

Keep this

If a notice arrives, run it through the free calculator on rentprices.ie: the limit, the dates and the 28-day dispute window.

A second limit applied when your rent was set

On 1 Sept 2024 this area was a Rent Pressure Zone, so besides the market test the rent could not exceed the previous tenant's rent plus the cap then in force (4% a year to July 2021, then inflation, then 2% or inflation from December 2021), unless the home had not been let for two years or had been substantially changed. The RTB has the previous registration on file. If you suspect a jump, raise it in the same RTB application.

WHEN YOUR RENT WAS SET: 1 SEPT 2024

Too few similar tenancies began before 1 Sept 2024 to judge the market then

0 found; a market needs more. Your rent was set over 12 months ago: the register shows only today's rents, and only a tenancy begun in the last 12 months is still at its first rent, so older records cannot show the market then. The test in section 19 is applied at the date the rent was set, so today's figures above support a request to the landlord rather than a dispute on that ground. The register only reaches back about two years.

IF THE LANDLORD SHOWS A VALUATION

Not a substitute

Every rent review or rent setting notice must cite three tenancies from the RTB register, with RT numbers (s.22(2A)(d); Part C of the RTB form). A letter from an agent or valuer does not stand in for them.

Ask four things

Who signed it and their PSRA licence. The date. Whether the home was inspected. Which lettings it compares to. Most letters quote asking rents from adverts; the register holds the rents actually agreed.

At the RTB

A valuation is an opinion and is weighed against the register, the same evidence as in this report. Anything the landlord files is sent to you before the hearing, so you can answer it.

The RTB Rent Register returned 97 records to 6 searches on 22 Sept 2026 (search references , , , , ,). Each search is one set of filters on rtb.ie (area, dwelling type, bedrooms, BER, floor area); the reference is on its results page. The register shows at most 30 results per search, so this is every record those searches surfaced, not every tenancy in the area.

Your home: 3-bed apartment, 89 m², BER B, Pembroke. Each record was held against it in the order of the groups below; a record is grouped by the first reason that applies, and every other reason it fails is listed after it. Red cells mark the values that put it outside the comparable set; the last two columns judge the same record today and against tenancies that began in the 12 months before 1 Sept 2024, when your rent was set (lettings that began after that date cannot show the market then, and ones over 12 months old today may have had their rent reviewed since). † marks a record just outside the fence (a few m², one BER grade or one month over). Blank cells are blank on the register itself. Dates marked * are the earlier of the register's start date and the month in the RT number of an annual registration.

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Sept 2024
In the comparable set (22)											
RT-0926-...	Pembroke	Rathmines East B	Apartment	3	B	84	€3,350	2 Sept 2026	New	in the set	began Sept 2026, after your rent was set
RT-0926-...	Pembroke	Pembroke East E	Apartment	3	B3	100	€4,200	1 Sept 2026	New	in the set	began Sept 2026, after your rent was set
RT-0826-...	Pembroke	Rathmines East B	Apartment	3	C1	100	€2,425	1 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0726-...	Pembroke	Pembroke West B	Apartment	3	C	96	€3,400	15 Jul 2026	New	in the set	began Jul 2026, after your rent was set
RT-0726-...	Pembroke	Pembroke West B	Apartment	3	B3	110	€3,300	9 Jul 2026	New	in the set	began Jul 2026, after your rent was set
RT-0626-...	Pembroke	Pembroke East E	Apartment	3	B1	111	€4,000	15 Jun 2026	New	in the set	began Jun 2026, after your rent was set
RT-0726-...	Pembroke	Rathmines East B	Apartment	3	C1	90	€3,200	12 Jun 2026	New	in the set	began Jun 2026, after your rent was set
RT-0426-...	Pembroke	Pembroke West B	Apartment	3	C2	100	€3,900	15 Apr 2026	New	in the set	began Apr 2026, after your rent was set
RT-0426-...	Pembroke	Pembroke West B	Apartment	3	C2	110	€4,200	12 Apr 2026	New	in the set	began Apr 2026, after your rent was set
RT-0426-...	Pembroke	Rathmines East B	Apartment	3	C2	88	€3,800	8 Apr 2026	New	in the set	began Apr 2026, after your rent was set
RT-0426-...	Pembroke	Rathmines East B	Apartment	3	C2	90	€2,850	18 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0326-...	Pembroke	Pembroke West B	Apartment	3	C1	74	€3,516	10 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0926-...	Pembroke		Apartment	3	A2	113	€4,500	1 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0326-...	Pembroke	Rathmines East B	Apartment	3	B2	87	€3,300	15 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-0126-...	Pembroke	Rathmines East B	Apartment	3	C2	85	€3,200	9 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-0126-...	Pembroke	Pembroke East E	Apartment	3	B3	85	€3,570	1 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-0126-...	Pembroke	Rathmines East C	Apartment	3	C2	88	€2,326	17 Dec 2025	New	in the set	began Dec 2025, after your rent was set
RT-1125-...	Pembroke	Pembroke East D	Apartment	3	A2	110	€4,350	10 Nov 2025	New	in the set	began Nov 2025, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Sept 2024
RT-1025-...	Pembroke	Pembroke East C	Apartment	3	C1	100	€3,224	20 Oct 2025	New	in the set	began Oct 2025, after your rent was set
RT-1025-...	Pembroke	Pembroke East E	Apartment	3	C2	94	€3,179	13 Oct 2025	New	in the set	began Oct 2025, after your rent was set
RT-1025-...	Pembroke	Rathmines East B	Apartment	3	C2	80	€2,392	10 Oct 2025	New	in the set	began Oct 2025, after your rent was set
RT-0925-...	Pembroke	Rathmines East B	Apartment	3	C2	85	€2,715	23 Sept 2025	New	in the set	began Sept 2025, after your rent was set
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (44)											
RT-0925-...	Pembroke	Pembroke West C	Apartment	3	D2	85	€3,450	Sept 2025*	Annual	began 13 months ago, rent may have changed since; BER D2, 6 grades from B	began Sept 2025, after your rent was set; BER D2, 6 grades from B
RT-0825-...	Pembroke	Pembroke East D	Apartment	3	C1	91	€777	Aug 2025*	Annual	began 14 months ago, rent may have changed since; €777, under 65% of median €3,435	began Aug 2025, after your rent was set; €777, under 65% of median €3,435
RT-0926-...	Pembroke		Apartment	3	—	100	€2,390	1 Aug 2025	New	began 14 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Aug 2025, after your rent was set
RT-0825-...	Pembroke	Pembroke East E	Apartment	3	C3	97	€3,173	Aug 2025*	Annual	began 14 months ago, rent may have changed since; BER C3, 4 grades from B	began Aug 2025, after your rent was set; BER C3, 4 grades from B
RT-0825-...	Pembroke	Pembroke East D	Apartment	3	A2	110	€4,600	Aug 2025*	Annual	began 14 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0825-...	Pembroke	Pembroke East D	Apartment	3	A2	114	€4,500	Aug 2025*	Annual	began 14 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0825-...	Pembroke	Rathmines East A	Apartment	3	G	62	€2,936	Aug 2025*	Annual	began 14 months ago, rent may have changed since; BER G, 10 grades from B	began Aug 2025, after your rent was set; BER G, 10 grades from B
RT-0725-...	Pembroke	Pembroke East D	Apartment	3	C2	107	€2,703	Jul 2025*	Annual	began 15 months ago, rent may have changed since	began Jul 2025, after your rent was set
RT-0725-...	Pembroke	Pembroke East D	Apartment	3	B3	80	€3,174	Jun 2025*	Annual	began 15 months ago, rent may have changed since	began Jun 2025, after your rent was set
RT-0625-...	Pembroke	Rathmines East B	Apartment	3	—	105	€4,550	Jun 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jun 2025, after your rent was set
RT-0625-...	Pembroke	Pembroke West C	Apartment	3	E1	75	€3,099	Jun 2025*	Annual	began 16 months ago, rent may have changed since; BER E1, 7 grades from B	began Jun 2025, after your rent was set; BER E1, 7 grades from B
RT-0625-...	Pembroke	Rathmines East D	Apartment	3	F	75	€2,400	Jun 2025*	Annual	began 16 months ago, rent may have changed since; BER F, 9 grades from B	began Jun 2025, after your rent was set; BER F, 9 grades from B
RT-0625-...	Pembroke	Pembroke East E	Apartment	3	—	116	€4,065	May 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is B and enough	began May 2025, after your rent was set
RT-0525-...	Pembroke	Rathmines East B	Apartment	3	C1	90	€3,000	May 2025*	Annual	began 17 months ago, rent may have changed since	began May 2025, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Sept 2024
RT-0525-...	Pembroke	Pembroke West C	Apartment	3	F	100	€2,590	May 2025*	Annual	began 17 months ago, rent may have changed since; BER F, 9 grades from B	began May 2025, after your rent was set; BER F, 9 grades from B
RT-0425-...	Pembroke	Pembroke West B	Apartment	3	D1	120	€3,362	Apr 2025*	Annual	began 18 months ago, rent may have changed since; 120 m², 36% larger than 89; BER D1, 5 grades	began Apr 2025, after your rent was set; BER D1, 5 grades from B
RT-1125-...	Pembroke	Pembroke West B	Apartment	3	C2	90	€2,850	Mar 2025*	Annual	began 18 months ago, rent may have changed since	began Mar 2025, after your rent was set
RT-0525-...	Pembroke	Pembroke East E	Apartment	3	D1	100	€2,942	Mar 2025*	Annual	began 18 months ago, rent may have changed since; BER D1, 5 grades from B	began Mar 2025, after your rent was set; BER D1, 5 grades from B
RT-0625-...	Pembroke	Pembroke East D	Apartment	3	C3	95	€2,265	Mar 2025*	Annual	began 18 months ago, rent may have changed since; BER C3, 4 grades from B	began Mar 2025, after your rent was set; BER C3, 4 grades from B
RT-0425-...	Pembroke	Rathmines East A	Apartment	3	—	105	€2,328	Mar 2025*	Annual	began 19 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Mar 2025, after your rent was set
RT-0325-...	Pembroke	Pembroke East D	Apartment	3	—	72	€2,856	Mar 2025*	Annual	began 19 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Mar 2025, after your rent was set
RT-0325-...	Pembroke	Pembroke East D	Apartment	3	C1	121	€3,300	Mar 2025*	Annual	began 19 months ago, rent may have changed since; 121 m², 37% larger than 89	began Mar 2025, after your rent was set
RT-0325-...	Pembroke	Pembroke West B	Apartment	3	D1	120	€3,457	Mar 2025*	Annual	began 19 months ago, rent may have changed since; 120 m², 36% larger than 89; BER D1, 5 grades	began Mar 2025, after your rent was set; BER D1, 5 grades from B
RT-0225-...	Pembroke	Pembroke West B	Apartment	3	A3	121	€4,325	Jan 2025*	Annual	began 20 months ago, rent may have changed since; 121 m², 37% larger than 89	began Jan 2025, after your rent was set
RT-0125-...	Pembroke	Pembroke East C	Apartment	3	C1	100	€2,789	Jan 2025*	Annual	began 21 months ago, rent may have changed since	began Jan 2025, after your rent was set
RT-0326-...	Pembroke	Rathmines East C	Apartment	3	C3	99	€2,350	Jan 2025*	Annual	began 21 months ago, rent may have changed since; BER C3, 4 grades from B	began Jan 2025, after your rent was set; BER C3, 4 grades from B
RT-0125-...	Pembroke	Rathmines East B	Apartment	2	B2	70	€1,743	Dec 2024*	Annual	began 21 months ago, rent may have changed since; 2 bedrooms against 3; €1,743, under 65% of median €3,435	began Dec 2024, after your rent was set; €1,743, under 65% of median €3,435
RT-1224-...	Pembroke	Pembroke West B	Apartment	3	E1	120	€3,690	Dec 2024*	Annual	began 22 months ago, rent may have changed since; 120 m², 36% larger than 89; BER E1, 7 grades	began Dec 2024, after your rent was set; BER E1, 7 grades from B
RT-1224-...	Pembroke	Pembroke East D	Apartment	3	A2	90	€4,250	Nov 2024*	Annual	began 22 months ago, rent may have changed since	began Nov 2024, after your rent was set
RT-1124-...	Pembroke	Rathmines West B	Apartment	3	—	65	€1,985	Nov 2024*	Annual	began 23 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Nov 2024, after your rent was set; €1,985, under 65% of median €3,435
RT-0425-...	Pembroke	Pembroke East D	Apartment	3	C2	114	€2,250	Nov 2024*	Annual	began 23 months ago, rent may have changed since	began Nov 2024, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Sept 2024	
RT-1024-...	Pembroke	Pembroke East D	Apartment	3	—	70	€4,500	Oct 2024*	Annual	began 24 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Oct 2024, after your rent was set	
RT-0724-...	Pembroke	Pembroke West B	Apartment	3	D2	75	€2,240	Jul 2024*	Annual	began 27 months ago, rent may have changed since; BER D2, 6 grades from B	began Jul 2024, over 12 months ago, rent may have changed since; BER D2, 6 grades from B	
RT-0523-...	Pembroke	Rathmines East B	Apartment	3	D2	93	€1,865	May 2023*	Annual	began 41 months ago, rent may have changed since; BER D2, 6 grades from B; €1,865, under 65%	began May 2023, over 12 months before; BER D2, 6 grades from B; €1,865, under 65% of median	
RT-1020-...	Pembroke	Rathmines East D	Apartment	3	B3	85	€2,112	Oct 2020*	Annual	began 72 months ago, rent may have changed since; €2,112, under 65% of median €3,435	began Oct 2020, over 12 months before; €2,112, under 65% of median €3,435	
RT-0720-...	Pembroke	Pembroke West B	Apartment	3	B3	80	€2,901	Jul 2020*	Annual	began 75 months ago, rent may have changed since	began Jul 2020, over 12 months before	
RT-0720-...	Pembroke	Rathmines East C	Apartment	3	—	100	€2,084	Jul 2020*	Annual	began 75 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jul 2020, over 12 months before; €2,084, under 65% of median €3,435	
RT-0620-...	Pembroke	Rathmines East B	Apartment	3	E1	95	€2,146	Jun 2020*	Annual	began 76 months ago, rent may have changed since; BER E1, 7 grades from B	began Jun 2020, over 12 months before; BER E1, 7 grades from B	
RT-0620-...	Pembroke	Pembroke East D	Apartment	3	D2	100	€2,980	Jun 2020*	Annual	began 76 months ago, rent may have changed since; BER D2, 6 grades from B	began Jun 2020, over 12 months before; BER D2, 6 grades from B	
RT-0620-...	Pembroke	Rathmines East A	Apartment	3	G	90	€2,428	Jun 2020*	Annual	began 76 months ago, rent may have changed since; BER G, 10 grades from B	began Jun 2020, over 12 months before; BER G, 10 grades from B	
RT-0320-...	Pembroke	Pembroke West B	Apartment	3	C2	95	€2,886	Mar 2020*	Annual	began 79 months ago, rent may have changed since	began Mar 2020, over 12 months before	
RT-1019-...	Pembroke	Rathmines East B	Apartment	3	B3	85	€2,932	Oct 2019*	Annual	began 84 months ago, rent may have changed since	began Oct 2019, over 12 months before	
RT-0719-...	Pembroke	Pembroke East E	Apartment	2	B2	72	€2,266	Jul 2019*	Annual	began 87 months ago, rent may have changed since; 2 bedrooms against 3	began Jul 2019, over 12 months before	
RT-0519-...	Pembroke	Rathmines East B	Apartment	3	C3	90	€2,253	May 2019*	Annual	began 89 months ago, rent may have changed since; BER C3, 4 grades from B	began May 2019, over 12 months before; BER C3, 4 grades from B	
Left out: floor area outside the fence (2)												
RT-0826-...	†	Pembroke	Rathmines West B	Apartment	3	B3	57	€2,995	19 Aug 2026	New	57 m², 36% smaller than 89	began Aug 2026, after your rent was set
RT-0326-...		Pembroke	Pembroke West C	Apartment	3	G	120	€3,464	4 Mar 2026	New	120 m², 36% larger than 89; BER G, 10 grades from B	began Mar 2026, after your rent was set; BER G, 10 grades from B
Left out: different number of bedrooms (4)												
RT-0626-...	†	Pembroke	Pembroke East E	Apartment	2	B2	73	€3,300	3 Jun 2026	New	2 bedrooms against 3	began Jun 2026, after your rent was set
RT-0526-...	†	Pembroke	Rathmines East B	Apartment	2	B2	70	€3,000	26 May 2026	New	2 bedrooms against 3	began May 2026, after your rent was set

RT NUMBER		LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Sept 2024
RT-0226-...	†	Pembroke	Rathmines East B	Apartment	2	B2	72	€2,445	20 Feb 2026	New	2 bedrooms against 3	began Feb 2026, after your rent was set
RT-1125-...	†	Pembroke	Rathmines East A	Apartment	2	B2	70	€2,720	1 Nov 2025	New	2 bedrooms against 3	began Nov 2025, after your rent was set
Left out: BER more than 3 grades away (11)												
RT-0926-...	†	Pembroke	Pembroke West B	Apartment	3	C3	82	€3,927	4 Sept 2026	New	BER C3, 4 grades from B	began Sept 2026, after your rent was set; BER C3, 4 grades from B
RT-0826-...		Pembroke	Pembroke East E	Apartment	3	G	99	€3,535	20 Aug 2026	New	BER G, 10 grades from B	began Aug 2026, after your rent was set; BER G, 10 grades from B
RT-0926-...		Pembroke	Pembroke West C	Apartment	3	D2	70	€3,600	16 Jul 2026	New	BER D2, 6 grades from B	began Jul 2026, after your rent was set; BER D2, 6 grades from B
RT-0726-...		Pembroke	Rathmines West B	Apartment	3	G	90	€3,000	20 Apr 2026	New	BER G, 10 grades from B	began Apr 2026, after your rent was set; BER G, 10 grades from B
RT-0226-...		Pembroke	Pembroke East E	Apartment	3	D1	95	€3,500	14 Feb 2026	New	BER D1, 5 grades from B	began Feb 2026, after your rent was set; BER D1, 5 grades from B
RT-0226-...		Pembroke	Rathmines East B	Apartment	3	D1	85	€2,288	12 Feb 2026	New	BER D1, 5 grades from B	began Feb 2026, after your rent was set; BER D1, 5 grades from B
RT-0126-...	†	Pembroke	Rathmines East A	Apartment	3	C3	100	€2,673	29 Jan 2026	New	BER C3, 4 grades from B	began Jan 2026, after your rent was set; BER C3, 4 grades from B
RT-0226-...	†	Pembroke	Pembroke East C	Apartment	3	C3	93	€2,962	1 Jan 2026	New	BER C3, 4 grades from B	began Jan 2026, after your rent was set; BER C3, 4 grades from B
RT-0126-...		Pembroke	Rathmines East B	Apartment	3	D1	82	€2,352	1 Dec 2025	New	BER D1, 5 grades from B	began Dec 2025, after your rent was set; BER D1, 5 grades from B
RT-1025-...	†	Pembroke	Pembroke East D	Apartment	3	A1	112	€4,200	15 Oct 2025	New	BER A1, 4 grades from B	began Oct 2025, after your rent was set; BER A1, 4 grades from B
RT-1025-...	†	Pembroke	Rathmines East A	Apartment	3	C3	78	€3,050	1 Oct 2025	New	BER C3, 4 grades from B	began Oct 2025, after your rent was set; BER C3, 4 grades from B
Left out: no BER on the register while yours is known, and enough records have one (13)												
RT-0926-...		Pembroke	Pembroke East C	Apartment	3	—	100	€3,710	16 Sept 2026	New	no BER on the register; yours is B and enough records have one	began Sept 2026, after your rent was set
RT-0926-...		Pembroke		Apartment	3	—	70	€2,400	21 Aug 2026	New	no BER on the register; yours is B and enough records have one	began Aug 2026, after your rent was set
RT-0826-...		Pembroke	Rathmines East B	Apartment	3	—	105	€4,750	20 Aug 2026	New	no BER on the register; yours is B and enough records have one	began Aug 2026, after your rent was set
RT-0726-...		Pembroke	Rathmines East A	Apartment	3	—	76	€2,000	13 Jul 2026	New	no BER on the register; yours is B and enough records have one; €2,000, under 65% of median €3,435	began Jul 2026, after your rent was set; €2,000, under 65% of median €3,435
RT-0726-...		Pembroke	Rathmines East D	Apartment	3	—	100	€3,275	1 Jun 2026	New	no BER on the register; yours is B and enough records have one	began Jun 2026, after your rent was set
RT-0726-...		Pembroke	Rathmines East D	Apartment	3	—	100	€3,500	25 May 2026	New	no BER on the register; yours is B and enough records have one	began May 2026, after your rent was set
RT-0426-...		Pembroke	Pembroke East B	Apartment	3	—	75	€3,300	10 Apr 2026	New	no BER on the register; yours is B and enough records have one	began Apr 2026, after your rent was set
RT-0726-...		Pembroke	Rathmines East D	Apartment	3	—	100	€3,200	9 Apr 2026	New	no BER on the register; yours is B and enough records have one	began Apr 2026, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Sept 2024
RT-0326-...	Pembroke	Rathmines East A	Apartment	3	—	114	€3,800	28 Mar 2026	New	no BER on the register; yours is B and enough records have one	began Mar 2026, after your rent was set
RT-0226-...	Pembroke	Rathmines East A	Apartment	3	—	100	€3,550	14 Jan 2026	New	no BER on the register; yours is B and enough records have one	began Jan 2026, after your rent was set
RT-0426-...	Pembroke	Rathmines East D	Apartment	3	—	100	€3,300	6 Jan 2026	New	no BER on the register; yours is B and enough records have one	began Jan 2026, after your rent was set
RT-0126-...	Pembroke	Rathmines West B	Apartment	3	—	75	€3,400	2 Jan 2026	New	no BER on the register; yours is B and enough records have one	began Jan 2026, after your rent was set
RT-1125-...	Pembroke	Pembroke East C	Apartment	3	—	75	€3,146	30 Oct 2025	New	no BER on the register; yours is B and enough records have one	began Oct 2025, after your rent was set
Left out: rent under 65% of the local median (HAP, social or family lettings), or a block of four or more lettings at one rent well below the rest (cost-rental or social scheme) (1)											
RT-1125-...	Pembroke	Rathmines East B	Apartment	3	C1	84	€1,867	7 Nov 2025	New	€1,867, under 65% of median €3,435	began Nov 2025, after your rent was set; €1,867, under 65% of median €3,435

Groups follow the order the fence is applied: age first (a tenancy that began over 12 months ago may have had its rent reviewed since, and the register shows only today's rent, so only the last 12 months count, whether the record is a new or an annual registration), then time (for the date your rent was set: lettings that began after it, or more than 12 months before it), floor area and rent on record, size, bedrooms (exactly yours), BER, rents far below the local median, and other areas when your own had enough. Colours: green = in the set, red = every failing value. † = just outside the fence.