

FOI Request DFC/2026 – 0161 – Private rented sector

Under FOI, please provide the following information for the period 1 January 2021 to the date of this request, broken down by year and, where held, by council area, postcode sector or ward.

I am particularly interested in Belfast and, where possible, the student areas around Holylands, Stranmillis and Queen's Quarter.

Please provide:

1. The number of registered private landlords in Belfast.
2. The number of registered private rented properties in Belfast.
3. The number of registered landlords and/or registered private rented properties in postcode sectors covering BT7 and BT9, where held.
4. The number of complaints, investigations or enforcement actions relating to unregistered landlords.
5. Any statistics held on tenancy deposit non-compliance.
6. Any statistics held on unlawful letting fees or charges to tenants.
7. Any statistics held on rent increase complaints or enquiries since the Private Tenancies Act changes came into effect.
8. Any policy briefings, reports, evaluations or datasets held by the Department relating to student renters in Northern Ireland's private rented sector.

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Information Disclosed

Response to FOI Request DFC/2026-0161

The number of registered private landlords and registered private properties in Belfast.

As information is not available for January 2022, we have provided the nearest equivalent.

The Department does not hold information from March 2025 when the functions of the Landlord Registration Scheme transferred to local councils on 1 March 2025. Lisburn and Castlereagh City Council who manage the scheme may hold some of the information you requested.

You can contact them by email landlordregistrationni@lisburncastlereagh.gov.uk

Year	Landlords	Properties
January 2021	6,638	22,269
December 2021	5,816	20,443
January 2023	6,075	21,259
January 2024	6,271	21,862
January 2025	6,267	22,100

The number of registered landlords and/or registered private rented properties in postcode sectors covering BT7 and BT9, where held.

The Department does not hold information on the number of registered landlords or registered private rented properties broken down by postcode.

The number of complaints, investigations or enforcement actions relating to unregistered landlords.

2025/2026 - Registration of Landlords - Article 65, A4 PTO	
How many landlords have the council investigated to check if they are registered?	294
Of these, how many were not registered?	129

How many warning letters were issued to unregistered landlords?	125
How many landlords registered as a result of council investigations?	14
How many fixed penalties were issued to unregistered landlords?	0
How many resulted in court action?	0
Total money received in respect of fixed penalties or fines.	£0.00

2024/2025 - Registration of Landlords - Article 65, A4 PTO	
How many landlords have the council investigated to check if they are registered?	353
Of these, how many were not registered?	156
How many warning letters were issued to unregistered landlords?	107
How many landlords registered as a result of council investigations?	31
How many fixed penalties were issued to unregistered landlords?	0
How many resulted in court action?	0
Total money received in respect of fixed penalties or fines.	£0.00
2023/2024 - Registration of Landlords - Article 65, A4 PTO	
12. (a) How many cases has the council identified where a landlord is letting a house under a private tenancy but may not have registered with the Landlord Registration Scheme?	145
(b) Of the number quoted at 10(a) how many registered after council intervention?	24
(c) How many failed to register with the Landlord Registration Scheme?	121
(d) How many landlords have been issued with fixed penalties?	0
(e) Total amount of money received in respect of fixed penalties.	0
(f) How many landlords have been taken to court/convicted?	0
(g) If the landlord has been convicted please give details of fine/court costs.	0
13. (a) How many cases have been referred to you where the landlord has provided false information for the purposes of registration?	0
(b) How many landlords have been issued with fixed penalties?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court/convicted?	0

(e) If the landlord has been convicted please give details of fine/court costs.	0
14. (a) How many cases have been referred to you where the landlord has failed to provide evidence of registration (ie registration number) in any prescribed circumstance/correspondence.	0
(b) How many landlords have been issued with fixed penalties?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court/convicted?	0
(e) If the landlord has been convicted please give details of fine/court costs.	0

2022/2023 - Registration of Landlords - Article 65, A4 PTO	
12. (a) How many cases has the council identified where a landlord is letting a house under a private tenancy but may not have registered with the Landlord Registration Scheme?	168
(b) Of the number quoted at 10(a) how many registered after council intervention?	53
(c) How many failed to register with the Landlord Registration Scheme?	115
(d) How many landlords have been issued with fixed penalties?	0
(e) Total amount of money received in respect of fixed penalties.	0
(f) How many landlords have been taken to court/convicted?	0
(g) If the landlord has been convicted please give details of fine/court costs.	0
13. (a) How many cases have been referred to you where the landlord has provided false information for the purposes of registration?	0
(b) How many landlords have been issued with fixed penalties?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court/convicted?	0
(e) If the landlord has been convicted please give details of fine/court costs.	0
14. (a) How many cases have been referred to you where the landlord has failed to provide evidence of registration (ie registration number) in any prescribed circumstance/correspondence.	0

(b) How many landlords have been issued with fixed penalties?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court/convicted?	0
(e) If the landlord has been convicted please give details of fine/court costs.	0

2021/2022 - Registration of Landlords - Article 65, A4 PTO	
12. (a) How many cases has the council identified where a landlord is letting a house under a private tenancy but may not have registered with the Landlord Registration Scheme?	56
(b) Of the number quoted at 10(a) how many registered after council intervention?	28
(c) How many failed to register with the Landlord Registration Scheme?	28
(d) How many landlords have been issued with fixed penalties?	0
(e) Total amount of money received in respect of fixed penalties.	0
(f) How many landlords have been taken to court/convicted?	0
(g) If the landlord has been convicted please give details of fine/court costs.	0
13. (a) How many cases have been referred to you where the landlord has provided false information for the purposes of registration?	0
(b) How many landlords have been issued with fixed penalties?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court/convicted?	0
(e) If the landlord has been convicted please give details of fine/court costs.	0
14. (a) How many cases have been referred to you where the landlord has failed to provide evidence of registration (ie registration number) in any prescribed circumstance/correspondence.	0
(b) How many landlords have been issued with fixed penalties?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court/convicted?	0
(e) If the landlord has been convicted please give details of fine/court costs.	0

Any statistics held on tenancy deposit non-compliance.

2025/2026 - Tenancy Deposit - Article 5ZC, Article 68A, 5A and 5B PTO	
a. How many service requests recorded where a deposit of more than one month's rent was requested or retained?	1
b. How many service requests recorded where the landlord failed to, i. protect the deposit within 28 days? ii. provide the prescribed information within 35 days?	i. 38 ii. 0
c. Under the above legislation, how many service requests where i. Informal action resolved the complaint? ii. Fixed penalties were issued? iii. Resulted in court action?	i. 13 ii. 1 iii. 0
d. Total money received in respect of fixed penalties or fines	£0.00

2024/2025 - Tenancy Deposit - Article 5ZC, Article 68A, 5A and 5B PTO	
a. How many service requests recorded where a deposit of more than one month's rent was requested or retained?	1
b. How many service requests recorded where the landlord failed to, i. protect the deposit within 28 days? ii. provide the prescribed information within 35 days?	i. 56 ii. 2
c. Under the above legislation, how many service requests where i. Informal action resolved the complaint? ii. Fixed penalties were issued? iii. Resulted in court action?	i. 17 ii. 4 iii. 4
d. Total money received in respect of fixed penalties or fines	£11,070.00

2023/2024 - Tenancy Deposit - Article 5ZC, Article 68A, 5A and 5B PTO	
16.(a) How many cases have been referred to you were the landlord has taken a deposit other than money?	0
(b) How many fixed penalties have been issued by council?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case.	0
17. (a) How many cases have been referred to you were the landlord has failed	48

to protect the deposit within 28 days of receipt of the deposit?	
(b) How many fixed penalties have been issued?	6
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case.	0
18. (a) How many cases have been referred to you were a landlord has failed to provide the prescribed information to tenants within the requested 35 days?	1
(b) How many fixed penalties have been issued?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case	0
Tenancy Deposit Limit of 1 Month's Rent – Article 52C PTO	
15. (a) How many cases have been referred were the amount of deposit requested was more than one month's rent?	1
(b) Of the referrals above in how many cases has a fixed penalty notice or fine been issued?	0

2022/2023 - Tenancy Deposit - Article 52C, Article 68A, 5A and 5B PTO	
13.(a) How many cases have been referred to you were the landlord has taken a deposit other than money?	0
(b) How many fixed penalties have been issued by council?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case.	0
14. (a) How many cases have been referred to you were the landlord has failed to protect the deposit within 14 days of receipt of the deposit?	7
(b) How many fixed penalties have been issued?	2
(c) Total amount of money received in respect of fixed penalties.	£2,160
(d) How many landlords have been taken to court?	0

(e) If case has gone to court give details of fine/ court costs etc for each case.	0
15. (a) How many cases have been referred to you were a landlord has failed to provide the prescribed information to tenants within the requested 28 days?	0
(b) How many fixed penalties have been issued?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case	0

2021/2022 - Tenancy Deposit - Article 52C, Article 68A, 5A and 5B PTO	
13.(a) How many cases have been referred to you were the landlord has taken a deposit other than money?	0
(b) How many fixed penalties have been issued by council?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case.	0
14. (a) How many cases have been referred to you were the landlord has failed to protect the deposit within 14 days of receipt of the deposit?	19
(b) How many fixed penalties have been issued?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case.	0
15. (a) How many cases have been referred to you were a landlord has failed to provide the prescribed information to tenants within the requested 28 days?	1
(b) How many fixed penalties have been issued?	0
(c) Total amount of money received in respect of fixed penalties.	0
(d) How many landlords have been taken to court?	0
(e) If case has gone to court give details of fine/ court costs etc for each case	0

Any statistics held on unlawful letting fees or charges to tenants.

The Department does not gather statistics on unlawful letting fees or charges to tenants.

The Northern Ireland Housing Executive commissioned a report on the Regulation of Letting Agents and Letting Agent Fees in Northern Ireland, which included input from the Department.

[Regulation of letting agents and letting agent fees in NI](#)

Any statistics held on rent increase complaints or enquiries since the Private Tenancies Act changes came into effect.

The Department has received 16 enquiries or complaints about rent creases since the Private Tenancies Act changes came into effect. We are unable to provide any further breakdown or detail on these enquiries.

We have not included statistics on Assembly Questions as under Section 21 of the Freedom of Information Act this information is reasonably accessible by other means.

[Questions For Answer | Northern Ireland Assembly](#)

Any policy briefings, reports, evaluations or datasets held by the Department relating to student renters in Northern Ireland's private rented sector.

Following a search of our records, the Department does not hold policy briefings, reports, evaluations or datasets relating to student renters in Northern Ireland's private rented sector. Private rented legislation does not distinguish on the basis of the characteristics of those living in a property, including whether or not a student resides there.