

RE: Advice for Buckley Hall Licensees during the COVID-19 Emergency Period

Dear Student,

This document provides an update to tenants/licensees staying at Buckley Hall regarding your rights and obligations in the light of recent legislative changes and emergency measures.

Despite the current disruption, Buckley Hall as you know, continues to be open for business and many of you continue to stay at with us. Unlike some of the newer student accommodation providers the design of Buckley Hall lends itself quite well to social distancing; most apartments are for three people only, making navigating shared spaces easier.

However, we recognise that many students have opted to travel home.

This letter aims to provide advice specifically to those who are considering vacating Buckley Hall permanently, before the end date of their Licence. We are including information pointing to your rights and obligations and the recommended steps to follow.

Student Specific Accommodation Legislation

Buckley Hall has a specific designation as “Student Specific Accommodation” and falls under the remit of the Residential Tenancies (Amendment) Act 2019 and also the remit of Residential Tenancy Board (RTB) for the academic year only. During the summer months Buckley Hall (as Student Specific Accommodation) does not fall under the remit of RTB.

Useful links:

- a) Advice from the RTB on Landlords and Tenants rights and obligations can be found [here](#)
- b) On March 27th the Irish government introduced emergency legislation affecting rented accommodation for a period of 3 months. Here are some links to the information:
 - i. The RTB has detailed specific emergency legislation specific to COVID 19 which can be reviewed [here](#).
 - ii. The RTB has created a ‘Frequently Asked Questions’ handbook relating to the Emergency Legislation, the specific pages of relevance to Student Specification are pages 7-10 which can be reviewed [here](#)

The summary of the above legislation confirms that **students continue to be liable for their rent** until end date of their fixed term licence.

What if I want to check-out before the end date of my Licence?

The Buckley Hall landlord/licensor recognises that some students may want to permanently vacate the property during the current disruption. The Landlord would like to, where possible, minimise any potential losses due to a student opting to vacate early. In these circumstances it is recommended that the following steps are taken without prejudice to the Landlords rights:

1. The Student notifies the Landlord in writing of their intention to formally check-out of their accommodation. There is [process which must be followed](#) listed on the website. Keys need to be returned, all personal belongings should be removed from the apartment and it must be thoroughly cleaned for re-letting.
2. Vacating students should try to [sublet or assign](#) their licence to a 'suitable' replacement. The replacement should apply [online](#) using the booking form on the Buckley Hall website. By 'suitable' we mean someone of similar age/gender so that everyone feels comfortable e.g. if you are sharing a twin room with a female, your replacement should ideally be another female. The Landlord would be supportive of any suggestions or solutions put forward by the Student and will deal with each on a case by case basis.
3. The landlord will also attempt to let the apartment/bed once the student provides notice of Check-Out. We will try to use multiple platforms to advertise the accommodation free of charge.
4. If a suitable replacement is found, the landlord will refund the net difference in income it receives to the student. Please note, it may be easier to let an entire apartment rather than a bed. Where all students in an apartment Check-out the Landlord will also seek to let the entire apartment to increase the opportunity and likewise will attempt to refund any net rents recovered for the licence period.
5. Once you have formally checked-out the landlord will complete the deposit refund process as soon as possible. This is typically completed within 2 weeks of the licence end date. We would be happy to do this sooner in cases where people have checked out very early, however it has not been possible to do this at the time of writing due to the current emergency restrictions. We hope to begin timely refund of deposits when restrictions are loosened, possibly after May 18th.

Buckley Hall is a small Irish owned business and is heavily dependent on Summer holiday lettings and AirBnB bookings, all of which have been very heavily impacted by the current emergency. Unfortunately, we cannot offer refunds in cases where replacement students/tenants have not been found and where students have decided to permanently vacate their apartments early.

The staff at Buckley Hall are acutely aware of the pressures students and their families are under. We will continue to support you where we can, and to improve Buckley Hall in the services it provides. Please contact us if we can be of help or if you need more information.

With very best wishes,

The Buckley Hall Management Team

Email Info@BuckleyHall.ie