



**An Bille um Thionóntachtaí Cónaithe (Cosc ar Dhíshealbhuithe sa
Gheimhreadh), 2025**

Residential Tenancies (Winter Ban on Evictions) Bill 2025

Mar a tionscnaíodh

As initiated



**AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (COSC AR DHÍSHEALBHUITHE
SA GHEIMHREADH), 2025**
RESIDENTIAL TENANCIES (WINTER BAN ON EVICTIONS) BILL 2025

Mar a tionscnaíodh
As initiated

CONTENTS

Section

1. Interpretation
2. Deferment of termination dates of certain tenancies
3. Short title and collective citation

ACTS REFERRED TO

Residential Tenancies (Amendment) Act 2019 (No. 14)

Residential Tenancies Act 2004 (No. 27)

Residential Tenancies Acts 2004 to 2022



**AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (COSC AR DHÍSHEALBHUITHE
SA GHEIMHREADH), 2025**
RESIDENTIAL TENANCIES (WINTER BAN ON EVICTIONS) BILL 2025

Bill

entitled

An Act to make emergency provision to defer the termination dates of certain tenancies that fall, or would fall, during the period beginning on the day after the date of the passing of this Act and ending on 1 July 2026 in order to mitigate the risk that persons whose tenancies would otherwise be terminated during that period would be unable to obtain alternative accommodation; to make such provision on a phased basis to enable tenancies affected to be terminated over a period of time to assist in managing demands on housing services as a result of such deferred termination; and to provide for related matters. 5 10

Be it enacted by the Oireachtas as follows:

Interpretation

1. (1) In this Act— 15
- “Act of 2004” means the Residential Tenancies Act 2004;
- “winter emergency period” means the period beginning on the day after the date of the passing of this Act and ending on 1 July 2026.
- (2) In this Act—
- (a) references to landlord shall be construed as including references to licensor within the meaning of Section 37 of the Residential Tenancies (Amendment) Act 2019, 20
- (b) references to tenant shall be construed as including references to licensee within such meaning, and
- (c) references to tenancy shall be construed as including references to licence within such meaning. 25
- (3) A word or expression that is used in this Act and in the Act of 2004 shall, unless the context otherwise requires, have the same meaning in this Act as it has in the Act of 2004.

Deferment of termination dates of certain tenancies

- 2. (1) Subject to *subsection (2)*, where—
 - (a) a notice of termination served by a landlord on or before the date of the passing of this Act specifies a termination date that falls during the winter emergency period, or 5
 - (b) a dispute in relation to the termination of a tenancy is referred to the Residential Tenancies Board under Part 6 of the Act of 2004 and a determination order issued pursuant to section 121 of that Act in relation to the dispute specifies a termination date that falls during the winter emergency period.
- (2) *Subsection (1)* shall not apply to a notice of termination served by a landlord where— 10
 - (a) there is a failure by the tenant to comply with one or more than one of his or her obligations under section 16 of the Act of 2004, or
 - (b) the notice of termination cites as a reason for the termination concerned a ground specified in paragraph 1, 1A or 2 of the Table to section 34 of the Act of 2004.

Short title and collective citation

15

- 3. (1) This Act may be cited as the Residential Tenancies (Winter Ban on Evictions) Act 2025.
- (2) The Residential Tenancies Acts 2004 to 2022 and this Act may be cited together as the Residential Tenancies Acts 2004 to 2025.

An Bille um Thionóntachtaí Cónaithe (Cosc ar Dhíshealbhuíthe sa Gheimhreadh), 2025

BILLE

(mar a tionscnaíodh)

dá ngairtear

Acht do dhéanamh socrú éigeandála maidir le dátaí foirceanta tionóntachtaí áirithe a iarchur, ar dátaí iad, nó ar dhátaí iad, le linn na tréimhse dar tosach an lá tar éis dháta rite an Achta seo agus dar críoch an 1 Iúil 2026, d'fhonn maolú a dhéanamh ar an mbaol nach mbeadh daoine a bhfoirceannfaí a dtionóntachtaí le linn na tréimhse sin murach sin in ann cóiríocht ionadúil a fháil; do dhéanamh an tsocráithe sin ar bhonn céimnithe chun a chumasú tionóntachtaí dá ndéanfar difear a fhoirceannadh thar thréimhse ama chun cabhrú le héilimh ar sheirbhísí tithíochta de thoradh foirceannadh iarchurtha den sórt sin a bhainistiú; agus do dhéanamh socrú i dtaobh nithe gaolmhara.

An Teachta Eoin Ó Broin a thug isteach,

10 Nollaig, 2025

Residential Tenancies (Winter Ban on Evictions) Bill 2025

BILL

(as initiated)

entitled

An Act to make emergency provision to defer the termination dates of certain tenancies that fall, or would fall, during the period beginning on the day after the date of the passing of this Act and ending on 1 July 2026 in order to mitigate the risk that persons whose tenancies would otherwise be terminated during that period would be unable to obtain alternative accommodation; to make such provision on a phased basis to enable tenancies affected to be terminated over a period of time to assist in managing demands on housing services as a result of such deferred termination; and to provide for related matters.

Introduced by Deputy Eoin Ó Broin,

10th December, 2025

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
Le ceannach díreach ó

FOILSEACHÁIN RIALTAIS,
BÓTHAR BHAILE UÍ BHEOLÁIN, CILL MHAIGHNEANN,
BAILE ÁTHA CLIATH 8, D08 XAO6.

Teil: 046 942 3100
r-phost: publications@opw.ie
nó trí aon díoltóir leabhar.

DUBLIN
PUBLISHED BY THE STATIONERY OFFICE
To be purchased from

GOVERNMENT PUBLICATIONS,
MOUNTSHANNON ROAD, KILMAINHAM,
DUBLIN, D08 XAO6.

Teil: 046 942 3100
Email: publications@opw.ie
or through any bookseller.

€0.76



9 781399 341851