



**An Bille um Thionóntachtaí Cónaithe (Cosc ar
Dhíshealbhuithe sa Gheimhreadh), 2025**
**Residential Tenancies (Winter Ban On Evictions) Bill
2025**

Meabhrán Míniúcháin
Explanatory Memorandum



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

EXPLANATORY MEMORANDUM

Purpose of the Bill

This Bill introduces emergency provision to defer the termination dates of certain residential tenancies that fall, or would fall, during the period beginning on the day after the date of the passing of this Bill 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.

Sections 1 and 3 contain standard provisions dealing with the interpretation, short title and collective citation of the Bill. The ‘winter emergency period’ is defined to mean the period commencing on the day after the passing of this Bill and ending on 1 July 2026.

Section 2 provides for the deferral of a Notice of Termination where it has been served by a landlord on or before the date of the passing of the Act which specifies a termination date that falls during the winter emergency period, or where a dispute in relation to the termination of a tenancy is referred to the Residential Tenancies Board (RTB) under Part 6 of the Residential Tenancies Act 2004 and a determination order issued in relation to the dispute, specifies a termination date that falls during the winter emergency period.

The deferral does not apply to a Notice of Termination served before or during such a winter emergency period where:

- the termination is grounded on the tenant’s failure to meet his or her obligations under section 16 of the Act of 2004, or
- the landlord states that the reason for the termination is
 - on the ground of a breach of tenant obligations (other than to pay rent);
 - on the ground of a breach of a tenant’s obligation to pay rent;
 - on the ground that the accommodation no longer suits the tenant’s accommodation needs having regard to the number of bed spaces and the size of the household.

*Eoin Ó Broin, TD,
Nollaig, 2025.*

