

Factsheet on the Covid-19 Moratoriums

This factsheet provides a summary of the COVID-19 emergency legislation and what it means for tenants and landlords.

Moratorium on Evictions

The Government has introduced a **three-month ban on evictions** from tenancies, taking effect from 27 March 2020. For three months during the Covid-19 crisis, **landlords cannot serve tenants with a notice of termination and any notice served is invalid.**

If a notice of termination was served before 27 March 2020, the notice period is suspended for the duration of the emergency. This means that a tenant is entitled to remain in their accommodation for the crisis period. When the emergency period is legally ended, the tenant is entitled to the balance of the notice period as of 27 March, plus one day.

Evictions from tenancies are unlawful during the three month period starting on 27 March. This includes local authority, approved housing body accommodation, and traveller accommodation. Tenants can remain in their accommodation for the duration of the emergency period.

If your landlord moves to evict you during the three month period from 27 March, seek urgent legal advice.

All **tenancy obligations remain in place.** Rent is still payable and tenants do not accrue Part IV tenancy rights during this time.

In some exceptional circumstances or where a notice of termination has been upheld as valid by the Residential Tenancies Board, tenants may be required to vacate their accommodation, but should seek legal advice on their individual circumstances.

Moratorium on Rent Increases

Rents can't be increased and any rent review due to come into effect is suspended for three months from 27 March. However, rent is still payable.

The notice period where a tenant is in arrears on their rent has been extended to 28 days

If you are in temporary difficulties paying your rent due to Covid-19, supports are available including rent supplement and the Covid-19 emergency payment.