

REAL ESTATE

COVID-19 Practical Considerations: Prohibition on Rent Increases and Tenancy Terminations Extended to 20 July 2020

25 June 2020

Update: Exercising its powers under [section 4 of the Emergency Measures in the Public Interest \(Covid-19\) Act 2020](#) (the "Act"), the Government has issued [Statutory Instrument 224 of 2020](#) extending the emergency period under the Act until 20 July 2020.

AWARDS

Ireland Law Firm of the Year 2020
Chambers Europe Awards

Ireland Law Firm of the Year 2020
IFLR Europe Awards

Structured Finance & Securitisation Deal of the Year 2020 (Stenn trade receivables securitisation)
IFLR Europe Awards

Ireland M&A Legal Adviser of the Year 2019
Mergermarket European M&A Awards

Best Firm in Ireland 2019
Europe Women in Business Law Awards

Best National Firm for Women in Business Law 2019
Europe Women in Business Law Awards

Best National Firm Mentoring Programme 2019
Europe Women in Business Law Awards

Best National Firm for Minority Women Lawyers 2019
Europe Women in Business Law Awards

Ireland Law Firm of the Year 2019
Who's Who Legal

The Government has [announced](#) that it will make an order (under [section 4 of the Emergency Measures in the Public Interest \(Covid-19\) Act 2020](#) (the "Act")) extending the emergency period to **20 July 2020**. The current emergency period is due to expire on 27 June 2020.

The extension of the emergency period means that residential rent increases and tenancy terminations (in all but limited and exceptional cases) will continue to be prohibited until 20 July 2020.

[Section 5\(7\)](#) of the Act, which prohibits "all proposed evictions in all tenancies in the State, including those not covered by the Act of 2004" continues to apply to tenancies which fall outside the Residential Tenancies Acts and commercial tenancies. This sub-section applies during the operation of the Act, which is potentially longer than the emergency period.

Our briefing on how the Act assists residential tenants but creates uncertainty for commercial property can be viewed [here](#).

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