

Tenant Name: Steven Condra
Address of Tenancy: [REDACTED]
Landlady: Sinead Murphy
Date Moved In: 1st February 2025

To Whom It May Concern,

My name is **Steven Condra** (PPS number: [REDACTED]). I am currently a HAP tenant residing at [REDACTED].

On **3rd June 2025 at 9:04 AM**, I received a text message from my landlady, **Sinead Murphy**, giving me **28 days' notice to vacate the property by 30th June**. Approximately two days later, my partner and I attended the Housing Services section of **Waterford County Council**, where I showed them the message and explained the situation.

I was seeking permission to secure alternative accommodation, but I was informed that the Council could not take formal action because I had not received a valid **written notice of termination**, as required under the Residential Tenancies Act. I have been waiting for a formal legal notice ever since.

A further development occurred on **16th June 2025**, when the landlady sent an **email to Waterford County Council** stating that I would be vacating the property on 30th June. I was CC'd on this email. On **17th June at 3:20 PM**, I phoned the Council and spoke with a staff member who advised me to **put all details in writing to the HAP section**, and to **clearly state that I will not be leaving the property on 30th June**, as I have nowhere else to go.

As advised, I am providing this full written record, including all issues I have experienced at the property and my current situation. I am requesting that the RTB review this complaint urgently, as the landlady has not served a valid notice and I remain at risk of being forced out of my accommodation without proper legal process.

1. Illegal Eviction Attempt

On [3rd June], Sinead Murphy issued an eviction notice by text, which is not valid under Irish tenancy law. I remain a legal tenant and have not been given any formal or lawful notice of termination.

2. Denial of Access to Hot Water

Since I moved in on 1st February, I have not had access to running hot water. The immersion heater is located inside another tenant's bedroom, and I am forced to ask their permission to turn it on. Despite several text requests to Ms. Murphy, the situation remains unresolved, in breach of the Housing (Standards for Rented Houses) Regulations 2019.

3. Ongoing Noise Disturbance

The water tank refill system creates a loud, intrusive sound every time a toilet is flushed. With seven people in the house, this happens frequently - day and night - and regularly wakes me up. I have an audio recording from my bedroom to demonstrate the intensity of the noise.

4. Threat to Withhold Electricity

Ms. Murphy has stated that she will only top up the prepaid electricity meter when all tenants have paid rent. I have paid my full share, yet still face collective consequences. This is collective punishment and an unacceptable threat to cut off essential services, which I rely on for heating, lighting, and cooking.

5. Harassment and Unprofessional Conduct

Ms. Murphy has told me by text to "grow up and act your age," which I consider disrespectful and degrading. This has contributed to an environment of hostility and intimidation.

6. False Allegations Without Evidence

Ms. Murphy accused me by text of removing another tenant's clothes from the dryer - a claim that is completely untrue. I requested evidence, and she has provided none. She has also stated this as one of the reasons for her attempt to evict me. Notably, the day before I received the eviction text, I had spoken with the household cleaner and explained the problems I was experiencing in the house. The cleaner is known to be close to the two tenants involved in the electricity misuse and bathroom access issues. This suggests the landlady may have acted on biased or inaccurate information provided second-hand.

7. Unfair Use of Shared Electricity

Two tenants are using the house's washer and dryer to launder large volumes of clothes brought in from outside the household. I have witnessed them bring bags of clothing into the house, run them through the machines, and take the bags away again. This excessive use of electricity affects the shared bill, which I pay a portion of, yet I have no say in this activity. When I raised this concern, I was dismissed, and it was used against me as part of the eviction justification.

8. No Tenancy Agreement Provided

Although I provided ID as requested, I have never received a tenancy agreement or written contract from Sinead Murphy. This leaves me in a vulnerable position with no formal terms, protections, or transparency, and no record of my rights and obligations.

9. Blocked Bathroom Access

I have been repeatedly denied access to the toilet due to other tenants deliberately occupying the bathroom for long periods and blocking my use of it. As a result, I have been forced to urinate into a 5-litre bottle in my bedroom, both day and night, as I have no other option. This has been ongoing and is severely affecting my dignity, health, and basic human rights.

10. Overcrowding and Excessive Tenant Numbers

There are seven tenants living in this property, which adds significant pressure on shared facilities such as the bathroom, kitchen, and laundry. This contributes directly to the conflict, hygiene issues, and noise disturbances I experience on a daily basis.

11. Emotional and Psychological Harm

The ongoing harassment, threats, denial of services, false accusations, and lack of any supportive response from the landlord have caused me serious emotional and psychological distress. I no longer feel safe in my own home and am experiencing severe anxiety as a result of this environment.

Conclusion

These combined issues show a clear and ongoing breach of landlord obligations. I am:

- Being harassed and disrespected
- Denied basic facilities and quiet enjoyment
- Threatened with loss of essential services
- Facing an illegal eviction

I am requesting the RTB's support to:

- Stop the illegal eviction
- Enforce housing standards
- Ensure I have safe, fair, and respectful living conditions