

Residential Tenancies Board

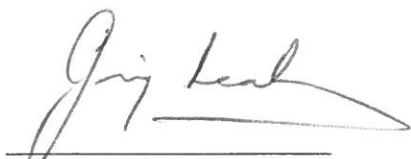
Determination Order

Ref: DR0616-26842

In the matter of Paddy Boylan [Applicant Tenant] and Maureen Curley, Michael Curley [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlords on 16th June 2016, on the Applicant Tenant in respect of the tenancy of the dwelling at 54 Seafield Lawns, Avenue Road, Dundalk, County Louth, is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of the Order.
3. The Respondent Landlords shall pay the total sum of €250.00 to the Applicant Tenant, within 21 days of the date of issue of the Order, being damages for breach of landlord obligations under s. 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall pay any further rent outstanding from the 30th June 2016, at the rate of €275.00 per two weeks or proportionate part thereof at the rate of €19.64 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.
5. The Respondent Landlords shall refund the entire of the security deposit of €500.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 12 August 2016.



Jimmy Leahy
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board