

Residential Tenancies Board

Determination Order

Ref: DR0616-27031

In the matter of William Sweetman [Applicant Landlord] and Finbarr Geary [Respondent Tenant] 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 Applicant's Agent on 15 April 2016 on the Respondent Tenant in respect of the tenancy of the dwelling at 14 Tivoli Woods, Tivoli, Cork is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €1,730.00 to the Applicant, within 56 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 04 June 2016 to the Applicant at the rate of €900.00 per month or proportionate part thereof at the rate of €29.59 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/ she vacates the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €825.00 to the Respondent Tenant, upon the Respondent 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 16 August 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board