

Residential Tenancies Board

Determination Order

Ref: DR0216-24046

In the matter of Una MacLeod [Applicant Landlord] and Samantha Browne [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 on 26 August 2015 by or on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 73 Seacourt, Newcastle, County Wicklow 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 sum of €2,478.80 to the Applicant Landlord, within 28 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 continue to pay any further rent outstanding from 29th February 2016, at the rate of €1,100.00 per month or proportional part thereof at the rate of €36.16 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as she vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,100.00 to the Respondent Tenant, on gaining 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 26 April 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board