

Residential Tenancies Board

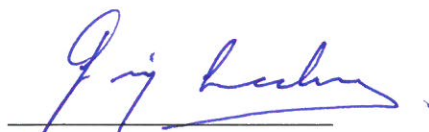
Determination Order

Ref: DR0416-25694

In the matter of Richie McDonald [Applicant Tenant] and Margaret Meggs, James Meggs [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice dated the 7th May 2016, served by the Respondent Landlords, on the Applicant Tenant, in respect of the tenancy of the dwelling at the above address, is valid.
2. The Applicant Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 17th December 2016 or within 14 days of the issue of this Order, whichever is the later.
3. The Notice of rent increase served on the 15th April 2016 by the Respondent Landlords on the Applicant Tenant in respect of the tenancy of the dwelling at 23 Glenbarra, Rosbercon, New Ross, Co. Wexford, is invalid.
4. The current market rent remains in place. The Applicant Tenant shall continue to pay the current rate of rent to the Respondent Landlords, at the rate of €140 per week, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof until such time as they vacate the above dwelling.
5. The Respondent Landlords shall pay the total sum of €250 to the Applicant Tenants, within 28 days of the date of the issue of this Order, being damages for breach of Landlord Obligations under s12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, in respect of the tenancy of the dwelling at the above address.
6. The Respondent Landlords shall refund the entire of the security deposit of €660 the Applicant Tenant upon the Applicant Tenant vacating and giving up 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 22 July 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