

Residential Tenancies Board

Determination Order

Ref: DR0516-26414

In the matter of Tim Delaney [Applicant Landlord] and Robert Small [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 on the 15th April 2016 on the Respondent Tenant in respect of the tenancy of the dwelling at 2 Melrose House, Chantier Gate, Portlaoise, Co Laois 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 €2688.21 to the Applicant, within 90 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 22 June 2016 to the Applicant Landlord at the rate of €550.00 per month or proportionate part thereof at the rate of €18.08 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 Applicant Landlord shall refund the entire of the security deposit of €425.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the 2004 Act.

This Order was made by the Residential Tenancies Board on 23 August 2016.



Tim Ryan
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