

Residential Tenancies Board

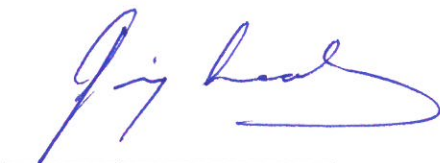
Determination Order

Ref: DR0516-26786

In the matter of Patricia O'Connor [Applicant Landlord] and Breda Mulcahy [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 18 March 2016 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 8 Liosarda, John B Keane Road, Listowel, County Kerry is invalid.
2. The Respondent Tenant shall pay the total sum of €2,225 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in the sum of €1,725 and damages in the sum of €500 for the failure to pay same in respect of the tenancy of the above dwelling.
3. The Respondent Tenant shall also pay any further rent outstanding from 15 June 2016, at the rate of €115 per week, 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 she vacates the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €500 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 Act.

This Order was made by the Residential Tenancies Board on 26 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