

## Residential Tenancies Board

### Determination Order

**Ref: DR1216-30868**

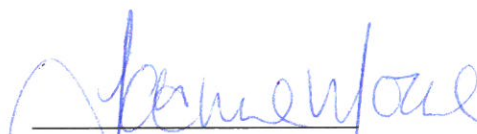
In the matter of Charles O'Connell [Applicant Landlord] and David Murphy, Ann Murphy [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 10 November 2016 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Ballycollin, Geashill, Tullamore, Co. Offaly, is valid
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling, within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €2799.32 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears of €2299.32 and damages of €500.00, for failing to pay the rent when due, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 11 January 2017 at the rate of €750.00 per month or proportionate part thereof at the rate of €24.66 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €750.00 to the Respondent Tenant, upon the Respondent Tenants 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 17 February 2017.

  
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Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board

  
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Joanne Moore  
Higher Executive Officer

Duly authorised to sign on behalf of the Board