

Residential Tenancies Board

Determination Order

Ref: DR1216-30834

In the matter of Patrick Cassidy [Applicant Landlord] and Nora Jane Meehan, Anthony Steels [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination for breach of tenancy obligations served on 07 November 2016 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 10 Collery Drive, Sligo Town, County Sligo 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 84 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €1,513.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears of €1,953.00 in respect of the tenancy of the above dwelling less €440.00 in reasonable and vouched expenses which the Respondent Tenants incurred in carrying out repairs to the interior of the dwelling for which the Applicant Landlord was responsible.
4. The Respondent Tenants shall also pay any further rent outstanding from 12 January 2017 to the Applicant Landlord at the rate of €127.00 per week or proportionate part thereof at the rate of €18.14 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 €550.00 or proportionate part thereof to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 21 February 2017.



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