

Residential Tenancies Board

Determination Order

Ref: DR0118-40512

In the matter of Paul Merriman [Applicant Landlord] and Kate Lawlor [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's Representatives on 14 December 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 26 The Gallops, Kilbeggan, Co. Westmeath, 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 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,193.65 to the Applicant Landlord, within 56 days of the date of issue of this 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 27 February 2018, being the date of the Adjudication hearing, at the rate of €850.00 per month or proportional part thereof at the rate of €27.94 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 the Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €850.00 to the Respondent Tenant, upon the Respondent Tenant 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 20 April 2018.



Professor Paddy Gray
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board