

Residential Tenancies Board

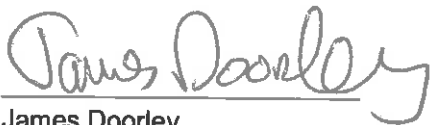
Determination Order

Ref: 0418-42840

In the matter of Paul Cleary, Martha Cleary [Applicant Landlords] and David Kelly [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 the 14 March 2018, by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Ruanbeg Avenue, Ruanbeg Manor, Kildare Town, Co. Kildare, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €173.30 to the Applicant Landlords, within 5 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 the 30 May 2018, to the Applicant Landlords, at the rate of €950.00 per month or proportional part thereof at the rate of €31.23 per day 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 Landlords shall refund the entire of the security deposit of €950.00 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 10 July 2018.



James Doorley
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