

Residential Tenancies Board

Determination Order

Ref: DR0418-43204

In the matter of Tim O Connell [Applicant Landlord(s)] and Pdraic Gorham [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


1. The Notice of Termination served on 30 January 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 44 Elm Park, Wilton, Cork City, 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €1,426.57 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears of €1,276.57 and the sum of €150.00 in damages for failure to pay rent in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 17 May 2018, being the date of the hearing, at the rate of €280.00 per month or proportionate part thereof at the rate of €9.21 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 he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €280.00 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 03 July 2018.



Justin O'Brien
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