

Residential Tenancies Board

Determination Order

Ref: DR0917-37415

In the matter of Margaret Harvey [Applicant Landlord] and Martyna Smith, Edward Smith [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 by the Applicant Landlord on 26 October 2017 on the Respondent Tenants in respect of the tenancy of the dwelling at 93 Rossvale, Portlaoise, Co Laois, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 23 November 2017 or within 7 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenants shall pay the total sum of €1,162.88 to the Applicant Landlord within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling up to and including 17 November 2017.
4. The Respondent Tenants shall also pay any further rent outstanding from 17 November 2017 to the Applicant Landlord at the rate of €650.00 per month or proportionate part thereof at the rate of €21.37 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 Landlord shall refund the entire of the security deposit of €950.00 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 13 April 2018.



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