

Residential Tenancies Board

Determination Order

Ref: DR1117-39201

In the matter of Mark Burke [Applicant Landlord] and Ann Armstrong, Ryan Armstrong [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 20 December 2017 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 15 Beachside Gardens, Beachside, Gorey, Co. Wexford, is valid.
2. The Respondent Tenants, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €4,209.56 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.
4. The Respondent Tenants shall also pay any further rent outstanding from 09 January 2018, the date of the hearing, to the Applicant Landlord, at the rate of €900.00 per month or proportionate part thereof at the rate of €29.59 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 €900.00 to the Respondent Tenants, upon the Respondent Tenants 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 06 February 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