

Residential Tenancies Board

Determination Order

Ref: DR0318-42198

In the matter of Fiona Moran [Applicant Landlord] and Keith Swayne [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on 08 February 2018 terminating the Respondent Tenant's tenancy at 55 Woodlawns, Allenwood, Naas, Co Kildare, as amended, are valid.
2. The Respondent Tenant shall pay the sum of €3,377.55 in respect of rent arrears within 14 days of the date of issue of this Order.
3. 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.
4. The Respondent tenant shall continue to pay any further rent from 24 April 2018, being the day after the Adjudication hearing, at the rate of €995.00 per month or proportional part thereof at the rate of €32.71 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 and any other occupant vacates the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €995.00 to the Respondent Tenant, on gaining 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 22 June 2018.



James Doorley
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