

Residential Tenancies Board


Determination Order

Ref: DR0318-42220

In the matter of Brendan Goldrick [Applicant Landlord] and Julieanne Maloney [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 14th January 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 42 Fortlands, Castlebar, County Mayo, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall, within 14 days of the date of issue of this Order, allow the Applicant Landlord access to the dwelling, at a date and time agreed in advance, for the purposes of inspecting the dwelling.
- 4 . The Respondent Tenant shall also pay any further rent outstanding from 16th May 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €150.00 per week or proportional part thereof at the rate of €21.43 per day, together with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as she vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €500.00 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 24 August 2018.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director