Residential Tenancies Board
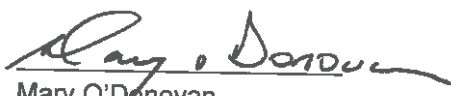
Determination Order

Ref: DR0318-42350

In the matter of Paddy Fox, Eimear Ryan [Applicant Tenants] and Cathal McLoughlin [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:
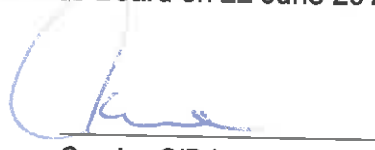
1. The Notice of Termination served on the 18 April 2018, by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at Emlagh, Castleplunket, Castlerea, Co. Roscommon, is valid.

2. The Applicant Tenants, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling on the 31 May 2018, being the termination date specified in the said Notice of Termination, or within 14 days of the date of issue of this Order, whichever is the later.

3. The Applicant Tenants shall pay the total sum of €1,552.00 to the Respondent Landlord within 14 days of the date of issue of this Order, being rent arrears of €1,552.00 in respect of the tenancy of the above dwelling.

4. The Applicant Tenants shall also pay any further rent outstanding from the 25 April 2018, being the date of the Adjudication hearing, to the Respondent Landlord, at the rate of €550.00 per month or proportionate part thereof at the rate of €18.08 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 above dwelling is vacated by the Applicant Tenants and all persons residing therein.

5. The Respondent Landlord shall refund the entire of the security deposit of €550.00 to the Applicant Tenants, upon the Applicant 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 22 June 2018.

Mary O'Donovan
Board Member
Duly authorised to sign on behalf of the Board

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