

Residential Tenancies Board

Determination Order

Ref: DR0518-44275

In the matter of Alicia McWilliams, Gary Askin [Applicant Landlords] and Stephanie Martin, Brendan Martin [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 Landlords on the 21st of April 2018 on the Respondent Tenants in respect of the tenancy of the dwelling at Naomh Padraig, Lower Ballyargus, Redcastle, Co. Donegal is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4,070.92 to the Applicant Landlords, within 28 days of the date of issue of this Order. This sum represents rent arrears of €2770.92 and damages of €1,300.00 with respect to the Respondent Tenants' breach of their obligations under the Act, in respect of the tenancy of the dwelling at Naomh Padraig, Lower Ballyargus, Redcastle, Co. Donegal.
4. The Respondent Tenants shall also pay any further rent outstanding from 28th of June 2018 to the Applicant Landlords at the rate of €468.00 per month or proportionate part thereof at the rate of €15.39 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.

This Order was made by the Residential Tenancies Board on 24 August 2018.



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director