

Residential Tenancies Board

Determination Order

Ref: DR0118-40623

In the matter of Ken Fennel (Receiver over certain assets of Emily Allen and Enda Allen)[Applicant Landlord] and Sophie Murphy [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 28 March 2017, on behalf of the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 7 Gleann Alainn, Collinstown, Co. Westmeath, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 42 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €9,702 to the Applicant Landlord, on or before 14 May 2019, being rent arrears due as of 20 August 2018, being the date of the hearing, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 20 August 2018, being the date of the hearing, to the Applicant Landlord, at the rate of €520 per month or proportionate part thereof at the rate of €17.10 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 28 September 2018.



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