

Residential Tenancies Board

Determination Order

Ref: DR0119-51100, DR1218-50670

In the matter of Wayne Cooney, Karen Lawlor [Applicant/Respondent Tenants] and Lorraine Corcoran [Respondent/Applicant Landlord] 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 Respondent/Applicant Landlord on the Applicant/Respondent Tenants on 19 November 2018 in respect of the tenancy of the dwelling at 10 New Road, Birr, Co. Offaly, is valid.
2. The Applicant/Respondent Tenants 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.
3. The Applicant/Respondent Tenants' application regarding breach of landlord obligations in relation to the standard and maintenance of the above dwelling is not upheld.
4. The Respondent/Applicant Landlord shall refund the entire of the security deposit of €600.00 to the Applicant/Respondent Tenants, 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 04 April 2019.



Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director