

Residential Tenancies Board

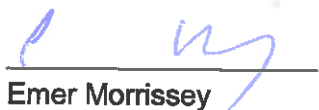
Determination Order

Ref: DR0119-51625

In the matter of Maurice Carthy [Applicant Landlord] and Leanne Curtis [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 20th December 2017, by the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 26 Moylaragh Way, Balbriggan, Co. Dublin, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Order.
3. The Applicant Landlord's application, in respect of rent arrears, in respect of the tenancy of the above dwelling, is not upheld.
4. The Respondent Tenant shall pay any rent outstanding from the 5th June 2019, being the date of the adjudication, at the rate of €850 per month and/or €27.95 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day 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 €750 to the Respondent Tenant, 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 22 July 2019.


Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director