

Residential Tenancies Board

Determination Order

Ref: DR0120-59672, DR0120-60098

In the matter of Phil Reilly [Applicant/Respondent Landlord] and Sinead Gough [Respondent/Applicant Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, with a date-of-service of 10th December 2019, served by the Applicant/Respondent Landlord on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at 33 St. Catherine's Sienna, Francis Street, Drogheda, Co. Louth, is valid.
2. The Respondent/Applicant Tenant, and any other person/s 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 Respondent/Applicant Tenant shall pay the sum of €5,810 to the Applicant/Respondent Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent/Applicant Tenant shall also pay any further rent outstanding from 6th March 2020, being the date of the Adjudication Hearing, to the Applicant/Respondent Landlord, at the rate of €1,026 per month or proportionate part thereof at the rate of €33.73 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 the above dwelling is vacated by her and any other person/s residing therein.
5. The Applicant/Respondent Landlord shall refund the security deposit of €1,026 to the Respondent/Applicant 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 16 July 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director