

Residential Tenancies Board

Determination Order

Ref: DR0120-59880, DR0120-60080

In the matter of Patrick Keenan and Agnes Cullen [Applicant/Respondent Tenants] and Patrick Mooney [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination with a date of service of 23rd January 2020, served by the Respondent/Applicant Landlord on the Applicant/Respondent Tenants, in respect of the tenancy of the dwelling at Anam Cara, Moneyquid, Killeigh, Laois, are valid.
2. The Applicant/Respondent Tenants and any other 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 Determination Order.
3. The Respondent/Applicant Landlord shall pay the sum of €1,971.15 to the Applicant/Respondent Tenants, within 14 days of the date of issue of this Determination Order, being damages of €3,000 in respect of breach of landlord obligations under section 12(1)(a) of the Act less rent arrears and charges under the tenancy agreement of €1,028.85, in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenants shall also pay any further rent outstanding from 12th February 2020, being the date of the Adjudication Hearing, at the rate of €50 per week or proportionate part thereof at the rate of €7.14 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each week or part thereof, until such time as the above dwelling is vacated by the Applicant/Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 25 June 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director