

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0120-59945**

In the matter of Neil Prendeville [Applicant Landlord] and Liam Coakley and Thomas Whelan [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 24 May 2019 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 7 Woodside, Rushbrooke Manor, Cobh, Co. Cork, P24R209, is valid. The tenancy of the dwelling terminated on 4 January 2020.
2. The Respondent Tenant, Liam Coakley, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling on or before 30 April 2020, or within 7 days of the date of issue of this Order, whichever is the later date. On vacating, the Respondent Tenant, Liam Coakley, shall return the keys of the dwelling to the Applicant Landlord or his Agent.
3. The Respondent Tenant, Liam Coakley, shall continue to pay rent from 5 March 2020, being the date of the hearing, to the Applicant Landlord, at the rate of €798.00 per month or proportional part thereof at the rate of €26.23 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 dwelling is vacated by him and any other occupant/s.
4. The Applicant Landlord shall refund the entire of the security deposit of €700.00 to the 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 20 August 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director