

Residential Tenancies Board


Determination Order

Ref: DR0120-60108

In the matter of Frank Kenny [Applicant Landlord] and John Curran [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 1st July 2019 terminating the Respondent Tenant's tenancy at Station Road, Allenwood, Naas, County Kildare, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay any further rent from the 4th June 2020 (the Paper Based Adjudication hearing), at the rate of €650.00 per month or proportional part thereof at the rate of €21.37 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant and any other occupant vacates the dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €485.00 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 11 November 2020.


Emer Morrissey
Assistant Director
Duly authorised to sign on behalf of the Director