

Residential Tenancies Board

Determination Order

Ref: DR0120-60260

In the matter of Shaun McLaughlin [Applicant Landlord] and Donna Crerand [Respondent 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 28th August 2019, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 21 Ard O'Donnell, Letterkenny, County Donegal, F92WTK6, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within seven days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,758.00 to the Applicant Landlord, within seven days of the date of issue of this Order, being rent arrears of €1,758.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 21st February 2020, being the date of the Adjudication hearing, at the rate of €563.00 per month or proportional part thereof at the rate of €18.46 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 Landlord shall refund the entire of the security deposit of €200.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 28 July 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director