

Residential Tenancies Board

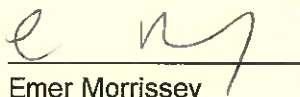
Determination Order

Ref: DR0121-67341

In the matter of Darren McAlynn [Applicant Landlord] and Ciaran Garrett [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 13th October 2020, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 72 The Garden, Ballymacool, Letterkenny, Co. Donegal, F92N4A6, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €2,895.15 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears of €2,895.15, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay rent from 16th March 2020, being the date of the Adjudication Hearing, to the Applicant Landlord at the rate of €700.00 per month, or proportionate part thereof at the rate of €23.01 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 above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of € 700.00 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 02 June 2021.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director