

Residential Tenancies Board

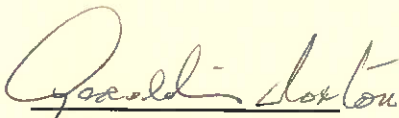
Determination Order

Ref: DR0123-82338

In the matter of Daniel Patrick Heffernan, Sheila Heffernan [Applicant Landlords] and Colm Mulligan [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 6th December, 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Unit 4, Coachhouse, Station Road, Carrigaline, Co. Cork, 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 14 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall continue to pay the rent and any other charges pursuant to the tenancy as they fall due.
4. The Respondent Tenant shall pay the sum of €2,765.00 in respect of arrears up to the 14th April, 2023, within a period of 14 days from the date of this Determination Order.
5. The Applicant Landlord shall return the deposit to the Respondent Tenant within a period of 21 days from the date on which the Respondent Tenant actually vacates the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear.
6. For the avoidance of doubt, if the arrears referred to at 4., above, have not been fully discharged, the Applicant Landlord shall be entitled to retain all or a portion of the Respondent Tenant's deposit in respect of all or part of the arrears herein.

This Order was made by the Residential Tenancies Board on 31 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director