

Residential Tenancies Board

Determination Order

Ref: DR0221-67994

In the matter of Domnick Cawley [Applicant Landlord] and Anthony Kennedy [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 17th November 2020, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 69 Ridgepool Village, Ballina, Co. Mayo, is valid.
2. The Respondent Tenant, and any other person/s currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €828.71 to the Applicant Landlord, within 56 days of the date of issue of this Order. This sum of €828.71 being rent arrears for the period from 29th July 2020 to 19th April 2021, inclusive, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 19th April 2021, being the date of the hearing, to the Applicant Landlord, at the rate of €563.33 per month or proportionate part thereof at the rate of €18.52 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 he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €500 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 14 July 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

