

Residential Tenancies Board

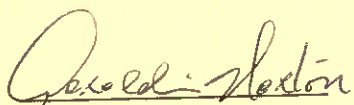
Determination Order

Ref: DR0224-93153

In the matter of Valerie Coleman, [Applicant Landlord] and James Loughrey-Grant [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 11 day of December 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Lavender Cottage, Quill Road, Kilmanacogue, Co. Wicklow, A98KN81, 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 pay the sum of €7,279.80 to the Applicant Landlord, within 28 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from the 19th of March 2024, being the date of the Adjudication Hearing, at the rate of €1,818.00 per month, or proportionate part thereof at the rate of €59.77 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 Respondent Tenant shall pay the sum of €450.00 to the Applicant Landlord, within 28 days of the date of issue of the Determination Order, being damages pursuant to Section 16(f) and (g) of the Act, for failure to maintain the grounds and garden of the property to a satisfactory standard, and for failure to have the septic cleaned annually in accordance with the special terms of the tenancy agreement which was not inconsistent with Section 18 of the Act.
6. The Applicant Landlord shall refund the security deposit of €2,337.33 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 15 May 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director