

Residential Tenancies Board

Determination Order

Ref: DR0318-41905

In the matter of Mary Kenny [Applicant Landlord] and Sinead Dowling, Bryan Scannell [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 13 July 2017, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 51 Willow Court, Ashleigh Downs Manor, Tralee, Co. Kerry, V92CRX7 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate and give up vacant possession of the dwelling within 35 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €493.25 to the Applicant Landlord, within 21 days of this Order, being rent arrears of €493.25 in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall pay any further rent outstanding to the Applicant Landlord from the 27 April 2018, being the date of the Adjudication hearing, at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 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 Tenants and all persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €720.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

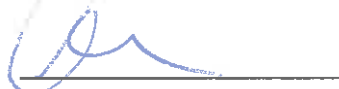
This Order was made by the Residential Tenancies Board on 22 June 2018.



Mary O'Donovan

Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Board