

Residential Tenancies Board

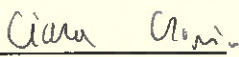
Determination Order

Ref: DR0322-76167

In the matter of Gerard O'Loughlin [Applicant Landlord] and Tara Keehan [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 January, 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 2 Faha, Caher, Co. Limerick, V94VK1W 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 this Determination Order.
3. The Respondent Tenant shall pay the sum of €3,105.41 in respect of rent arrears on the above property within a period of 90 days from the date of this Determination Order.
4. The Respondent Tenant shall further pay the sum of €40.00 per month or part thereof after the 28th April, 2022 that she remain in the premises, being the portion of her rent not covered by the HAP scheme.
5. The Applicant Landlord shall refund the security deposit of €500.00 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.
6. For the avoidance of doubt, the Applicant Landlord is entitled to deduct any or all outstanding arrears of rent from the security deposit herein.

This Order was made by the Residential Tenancies Board on 29 June 2022.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director