

Residential Tenancies Board

Determination Order

Ref: DR0322-76225

In the matter of Mary Brannock [Applicant Landlord] and William Smith [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination of 3rd February 2020 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 57 College Avenue, Mountmellick, Co. Laois, R32EE73, 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 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €1,370.00 to the Applicant Landlord, within 7 days of the date of issue of this Order, being rent arrears of €1,370.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 27th April 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €650.30 per month or proportional part thereof at the rate of €21.38 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 the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 13 July 2022.



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