

Residential Tenancies Board

Determination Order

Ref: DR0419-53860

In the matter of Darina Kneafsey [Applicant Landlord] and Caroline Gonzalez Adolfo Silva, George Diogenes Silva Gonzalez [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 15th of April 2019, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 17 Ard Rua, Claremorris, Co. Mayo, is valid.
2. The Respondent Tenants, and any other person/s 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 Order.
3. The Respondent Tenants shall pay the total sum of €1,367.19 to the Applicant Landlord within 35 days of the date of issue of this Order, being rent arrears of €923.30 and unpaid electricity charges of €443.89 in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 28th May 2019, being the date of the hearing, to the Applicant Landlord, at the rate of €750.00 per month or proportionate part thereof at the rate of €24.66 per day, unless lawfully varied, together with any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €750.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 12 July 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director