

Residential Tenancies Board


Determination Order

Ref: DR0419-53971

In the matter of Eugene O' Sullivan [Applicant Landlord] and Declan Murphy, Samantha Goodier [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 19 March 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 20 Beech Road, Ard Na Greine, Milltown, Co. Kerry is valid, and the tenancy of the Dwelling terminated on 18 April 2019.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and overholding, and return the keys of the Dwelling to the Applicant Landlord, within 14 days of the issue of this Order.
3. The Respondent Tenants shall pay the Applicant Landlord the total sum of €1,700.00 within 28 days of the date of issue of this Order. This sum represents rent arrears up to 18 June 2019 of €2,550.00 less damages of €850.00 in respect of breach of landlord obligations in respect of the tenancy of the above dwelling.
4. From 19 June 2019 onwards the Respondent Tenants shall also pay the equivalent of the rent at the rate of €850.00 per week or €27.95 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €300.00 to the Respondent Tenants 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 05 September 2019.



Emer Morrissey
Higher Executive Officer
Duly authorised to sign on behalf of the Director