

Residential Tenancies Board

Determination Order

Ref: DR0420-61739

In the matter of Bernadette Horgan and Ted Horgan [Applicant Landlords] and Lorraine Long [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 19th February 2020 served by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 21 Rooskagh Valley, Shanagarry, County Cork, P25 YT25, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order or within 28 days of the date of the expiration of the emergency period as defined in Section 3 of the Emergency Measures in the Public Interest (Covid-19) Act 2020 or as extended by order under Section 4 of the Emergency Measures in the Public Interest (Covid-19) Act 2020, compliance only being required with whichever date is later.
3. The Respondent Tenant shall pay the sum of €6,634.43 to the Applicant Landlords, within 7 days of the date of issue of this Order, being rent arrears 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 16th July 2020, being the date of the paper-based adjudication, to the Applicant Landlords, at the rate of €1,050.00 per month or proportionate part thereof at the rate of €34.43 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 her and any other person/s residing therein.
5. The Applicant Landlords shall refund the security deposit of €1,050.00 to the Respondent Tenant, 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 30 September 2020.

Ciara Cronin

Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director