

## Residential Tenancies Board

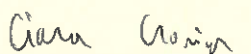
### Determination Order

**Ref: DR0422-76489, DR0222-75695**

In the matter of Anne Jordan [Applicant/Respondent Landlord] and Edward Murphy, Conor O'Grady [Applicant/Respondent Tenants] 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 21/02/2022, served by the Applicant/Respondent Landlord on the Applicant/Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 3066, The Residences, Breaffy House Resort, Breaghwy, Castlebar, Co. Mayo, F23F772, is valid.
2. The Applicant/Respondent Tenants and any other persons 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 Determination Order.
3. The Applicant/Respondent Tenants shall pay the sum of €3,537.06 to the Applicant/Respondent Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenants shall also pay any further rent outstanding from 15/06/2022, being the date of the Adjudication Hearing, at the rate of €950.00 per month or proportionate part thereof at the rate of €31.23 per day, unless lawfully varied, and any other charges as 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 Applicant/Respondent Tenants and any other persons residing therein.
5. The Applicant/Respondent Landlord shall be entitled to retain the security deposit of €950.00 and set off this sum against rent arrears.
6. The Applicant/Respondent Landlord shall pay the total sum of €250.00 to the Applicant/Respondent Tenants, within 28 days of the date of issue of this Determination Order, being damages for breach of landlord obligations pursuant to Section 12(1)(b) of the Act for failure to carry out necessary repairs, in respect of the tenancy of the above dwelling. The Applicant/Respondent Landlord is entitled to set off this sum against rent arrears.

This Order was made by the Residential Tenancies Board on 17 August 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director