

Residential Tenancies Board

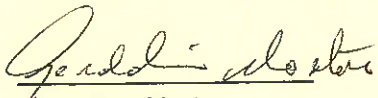
Determination Order

Ref: DR0423-84969

In the matter of Bridget McElligott (Acting in capacity as Executrix over the Estate of Patrick Keane (Deceased) [Applicant Landlord] and Ciara McGhee [Respondent Tenant] 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 10 October 2022 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 17 St Joseph's Terrace, Hospital, Co Limerick V35 P201, is valid.
2. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 30 days of the date of issue of this Order.
3. The Applicant Landlord shall refund the security deposit of €600.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenant shall pay the sum of €19,950.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 12 December 2023, being the date of the Adjudication Hearing, at the rate of €600.00 per month, or proportionate part thereof at the rate of €19.73 per day, unless lawfully varied, and any other charges as set out in 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 31 January 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director