

Residential Tenancies Board

Determination Order

Ref: DR0518-43550

In the matter of Grace McDonnell, Fergus Mc Donnell [Applicant Landlords] and William McInerney, Mary McInerney [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 2 March 2017, on behalf of the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 22 New Line Close, Mountrath, Co. Laois, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall give up possession and vacate the dwelling, in which they are in unlawful occupation and overholding, within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the Applicant Landlord the total sum of €3,750.00 within 70 days of the date of issue of this Order. This sum represents rent arrears up to 30 May 2018 in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 1st June 2018, the date of the adjudication hearing, to the Applicant Landlord, at the rate of €450.00 per month or proportional part thereof at the rate of €14.79 per day, unless lawfully varied, and any other charges 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 €500 security deposit 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 06 September 2018.



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director