

Residential Tenancies Board

Determination Order

Ref: DR0519-54101

In the matter of Nuala Colton [Applicant Landlord] and Filipe Fernandes, Cheila Fernandes [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 the 5th December 2018, as served on the 4th of December 2018 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 35, Cois Croinn, Saltown, Dundalk, Co. Louth, A91 W5N8, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling to the Applicant Landlord within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4,733.92 to the Applicant Landlord within 14 days of the date of issue of this Order. This sum of €4,733.92 being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 17th June 2019, being the date of the hearing, to the Applicant Landlord, at the rate of €1,100 per month or proportional part thereof at the rate of €36.16 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 they vacate and give up vacant possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 09 August 2019.


Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director