

Residential Tenancies Board

Determination Order

Ref: DR0520-62375

In the matter of Richard Downey [Applicant Landlord] and Selina Buggie [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 service date of 1st November 2019, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at 15 Vale View Apartments, Main Street, Stradbally, County Laois, is invalid.
2. The Notice of Termination with a service date of 29th February 2020, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the above dwelling is valid.
3. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
4. The Respondent Tenant shall pay the total sum of €1,165 to the Applicant Landlord, within 49 days of the date of issue of this Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall also pay any further rent outstanding from 3rd August 2020, to the Applicant Landlord, at the rate of €455 per month or proportionate part thereof at the rate of €14.96 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 she vacates and gives up possession of the above dwelling.
6. The Applicant Landlord shall refund the entire of the security deposit of €450 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.

This Order was made by the Residential Tenancies Board on 21 October 2020.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director