

Residential Tenancies Board

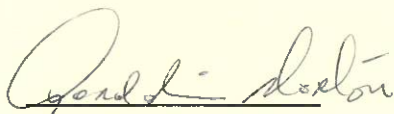
Determination Order

Ref: DR0521-69545

In the matter of Susan Kennedy [Applicant Tenant] and Rachel McCormick [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant's application regarding a breach of landlord obligations under the Residential Tenancies Act 2004, as amended, in failing to maintain the standard and maintenance of the dwelling, in respect of the tenancy of the dwelling at 87 Bru Naabhainn, Slane Road, Navan, Co. Meath, C15F7YK is not upheld.
2. The Applicant Tenant's application regarding a breach of landlord obligations under the Residential Tenancies Act 2004, as amended, in setting a rent that is more than market rent, in respect of the tenancy of the above dwelling, is not upheld.
3. The Notice of Termination with a date of service of 7 May 2021, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the above dwelling, is valid.
4. The Applicant Tenant and any 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 Determination Order.
5. The Respondent Landlord shall refund the portion of the security deposit paid by the Applicant Tenant in the sum of €130.00 to the Applicant Tenant, upon the Applicant 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 23 February 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director