

Residential Tenancies Board


Determination Order

Ref: DR0522-77446

In the matter of Clúid Housing Association [Applicant Landlord] and Michelle Brazil [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 10th March 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 13 Birch Drive, Birchwood, Killure, Co. Waterford, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 84 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €7,519.49 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears of €7,519.49 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 11th August 2022, being the date of the Adjudication hearing, at the rate of €54.60 per week or proportional part thereof at the rate of €7.80 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week 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 21 September 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director