

Residential Tenancies Board

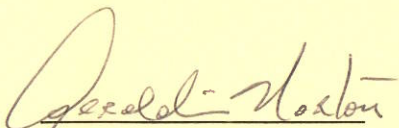
Determination Order

Ref: DR0523-85493

In the matter of Marie O'Connor [Applicant Landlord] and Joanne Sheridan [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 date of service of 5/05/2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 7 Mount Clare Court, Graigecullen, Co Carlow, 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 14 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €6,941.00 to the Applicant Landlord, within 14 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 6/11/2023, being the date of the Adjudication Hearing, at the rate of €850.00 per month, or proportionate part thereof at the rate of €27.94 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Respondent Tenant shall pay the sum of €330.00 to the Applicant Landlord within 14 days of the date of issue of the Determination Order, being damages for breach of Tenant obligations (disposal of rubbish) pursuant to Section 16(f) of the Act, in respect of the tenancy of the above dwelling.
6. Total award: €7,271.00.

This Order was made by the Residential Tenancies Board on 03 January 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director