

Residential Tenancies Board

Determination Order

Ref: DR0523-85750

In the matter of Robert McGrath [Applicant Landlord] and Niamh O'Brien [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 31st March, 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 90 Baron Park, Clonmel, Co. Tipperary is valid. .
2. The Respondent Tenant and all other persons residing in the property shall give up possession and vacate the property within 14 days from the date of the Notice of Termination.
3. The Respondent Tenant shall pay the sum of €6,160 to the Applicant Landlord within 14 days of the date of Determination Order in respect of arrears up to the 16th October, 2023.
4. The Respondent Tenant shall further pay the sum of €770.00 per month or part thereof between the 17th October, 2023 and the date upon which she actually vacates and gives up possession of the aforesaid property.
5. The Applicant Landlord shall return the Deposit of €770.00 to the Respondent Tenant within 21 days from the date upon which she actually vacates and gives up possession of the property. For the avoidance of doubt, if any or all of the above sums remain undischarged upon the date upon which the deposit is due to be repaid, the Applicant Landlord shall be entitled to retain all or part of the said deposit in full or partial discharge of the arrears referred to above

This Order was made by the Residential Tenancies Board on 13 December 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director