

Residential Tenancies Board

Determination Order

Ref: DR0619-55116

In the matter of Enda O'Loughlin [Applicant Landlord] and Shane Roche [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 11 June 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at 17 Beachside Gardens, Riverchapel, Gorey, Co. Wexford is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order by the Board.
3. The Respondent Tenant shall pay the total sum of €1418.45 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order by the Board, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 9 July 2019, being the date of the Adjudication hearing, at the rate of €950.00 per month or proportional part thereof at the rate of €31.23 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 Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €950.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant 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 22 August 2019.

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Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director