

Residential Tenancies Board

Determination Order

Ref: DR0619-55189

In the matter of Elaine O' Sullivan [Applicant Tenant] and Maureen Moran [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 24 May 2019 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Flat 1, 18 Gerald Griffin Street, Blackpool, Co. Cork, is valid.
2. The Applicant Tenant and all 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 Order.
3. The Respondent Landlord shall pay the sum of €1,000.00 to the Applicant Tenant within 14 days of the date of issue of this Order, being damages for the consequences of a breach of landlord obligations regarding the standard and the maintenance of the dwelling, in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall pay any further rent outstanding from 2 August 2019, being the date of the Adjudication Hearing, at the rate of €750.00 per month, unless lawfully varied, or proportional part thereof at the rate of €24.66 per day and any other charges as set out in the terms of the tenancy agreement, until such time as she vacates and gives up possession of the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €460.00 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 13 September 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director