

Residential Tenancies Board

Determination Order

Ref: DR0619-55225

In the matter of Patricia Browne [Applicant Landlord] and Karl McDonnell [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 the 10th of July, 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at 46 Lakelands, Cullenagh, Ballina, Co. Tipperary, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,342.85 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears of €2,342.85, in respect of the tenancy of the dwelling at 46 Lakelands, Cullenagh, Ballina, Co. Tipperary.
4. The Respondent Tenant shall continue to pay any further rent outstanding from the date of the Adjudication Hearing on the 6th of August, 2019, at the rate of €850.00 per month or proportionate part thereof at the rate of €27.95 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €850.00 to the Respondent Tenant, upon the Respondent 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 30 September 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director