

Residential Tenancies Board

Determination Order

Ref: DR0619-55273, DR0719-55446

In the matter of Kathleen Purcell [Applicant/Respondent Landlord] and Anne Maria Dunne [Respondent/Applicant Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 28 May 2019 by the Applicant/Respondent Landlord on the Respondent/Applicant Tenant, in respect of the tenancy of the dwelling at 34 Castlewood Gardens, Pollerton, Co. Carlow, is valid.
2. The Respondent/Applicant Tenant, and any other person/s 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/Applicant Tenant shall pay the total sum of €589.73 to the Applicant/Respondent Landlord within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent/Applicant Tenant shall also pay any further rent outstanding from 1 August 2019, being the date of the Adjudication Hearing, to the Applicant/Respondent Landlord, at the rate of €173.07 per week or proportional part thereof at the rate of €24.72 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as she vacates and gives up possession of the above dwelling.
5. The Applicant/Respondent Landlord shall refund the entire of the security deposit of €550.00 to the Respondent/Applicant Tenant, upon the Respondent/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.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director