

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0619-55309**

In the matter of Bernie Byrne [Applicant Landlord] and Shauna Corscadden [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 on the 15th of April 2019, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Hazelwood, Lower Hodgestown, Donadea, Co. Kildare, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up vacant possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,597.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears of €3,097.00 plus the sum of €500.00 in damages for breach of her obligation under section 16(c) of the Act in failing to allow the Applicant Landlord access to the dwelling, in respect of her tenancy at the aforementioned address.
4. The Respondent Tenant shall also pay any further rent outstanding from the 8th of August 2019, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 17 October 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director