

Residential Tenancies Board

Determination Order

Ref: DR0619-55326

In the matter of Noel Feehan, Ann Feehan [Applicant Landlords] and Rebecca Harpur [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 Landlords on the Respondent Tenant on the 20th of May, 2019 in respect of the tenancy of the dwelling at 4 Keadeen Park, Newbridge, Co. Kildare, W12PY29 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,158.46 to the Applicant Landlords, in 3 equal consecutive installments at the rate of €1,000.00 per calendar month, on the 28th day of each month, followed by one further installment of €158.46 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €2,458.46, and damages for breach of the Respondent Tenant's obligations pursuant to section 16(a) of the Act, in the amount of €700.00, in respect of the tenancy of the dwelling at 4 Keadeen Park, Newbridge, Co. Kildare, W12PY29.
4. The Respondent Tenant shall continue to pay any further rent outstanding from the date of the Adjudication Hearing on the 24th of July, 2019, at the rate of €700.00 per month or proportionate part thereof at the rate of €23.01 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 she vacates the above dwelling.
5. The enforcement of this Order for such payment of €3,158.46 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlords on each due date until such time as the total sum of €3,158.46 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlords.

7. The Applicant Landlords shall refund the entire of the security deposit of €950.00 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 05 September 2019.



Emer Morrissey
Higher Executive Officer
Duly authorised to sign on behalf of the Director