

Residential Tenancies Board

Determination Order

Ref: DR0621-70128

In the matter of Eugene McManemy [Applicant Landlord] and Skaidrite Dzule [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 14th January 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 202 Bridgewater House, Clonmel, Co. Tipperary, E91W286, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 30 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,517.00 to the Applicant Landlord, within 28 days of the date of issue of this Order. This sum of €1,517.00 being rent arrears for the period from 1st November 2020 - 31st August 2021 in respect of the aforementioned tenancy.
4. The Respondent Tenant shall also pay any further rent due from the 1st September 2021, to the Applicant Landlord, at the rate of €700.00 per month or proportionate part thereof at the rate of €23.01 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by her and any other current occupant/s.
5. The Applicant Landlord shall refund the entire of the €490.00 security deposit to the Respondent Tenant, on gaining vacant 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 29 September 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director