

## Residential Tenancies Board

### Determination Order

Ref: DR0621-70249

In the matter of George Buckley, Eileen Mackessy [Applicant Landlords] and Amanda Casey [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 3rd February 2020, served by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 94 Arra View, Killeline Road, Newcastle West, Co. Limerick, V42TF29 is valid.
2. The Respondent Tenant, and all other persons 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 €1,800.00 to the Applicant Landlords, within 28 days of the date of issue of this Order. This sum of €1,800.00 being rent arrears in respect of the period from 1st January 2020 - 16th August 2021, in respect of the aforementioned tenancy.
4. The Respondent Tenant shall also pay any further rent outstanding from the 17th August 2021, to the Applicant Landlords, at the rate of €806.43 per month or proportionate part thereof at €26.51 per day (being €806.43 x 12 / 365), 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/all other current occupants.
5. The Applicant Landlords shall refund the entirety of the security deposit of €750.00 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 17 November 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director