

Residential Tenancies Board


Determination Order

Ref: DR0621-70512 / DR0621-70635

In the matter of Ciara Murphy [Applicant/Respondent Landlord] and Marcus Fallon [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 by the Respondent/Applicant Landlord on 14 June 2021 on the Applicant/Respondent Tenant in respect of the tenancy of the dwelling at Apartment 41, Cois Mara, Galwey's Lane, Dungarvan, Waterford, X35VE27, is valid.
2. The Applicant/Respondent Tenant and all persons 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 Applicant/Respondent Tenant shall pay the total sum of €6,685.08 to the Respondent/Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenant shall also pay any further rent outstanding from the date of the adjudication, 13 August 2021) to the Respondent/Applicant Landlord at the rate of €875.00 per month or proportionate part thereof at the rate of €28.76 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 he vacates the above dwelling.
5. The Respondent/Applicant Landlord shall refund the entirety of the security deposit of €875.00 to the Applicant/Respondent Tenant, upon the Applicant/Respondent Tenant vacating and giving up 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 27 October 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

