

Residential Tenancies Board

Determination Order

Ref: DR0621-70634

In the matter of Paul Houlihan [Applicant Landlord] and Renee Makula [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 18th May 2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 20 Clayton Hall, Staplestown Road, Co. Carlow, R93CV44 is valid.
2. The Respondent Tenant and any other 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €8,700 to the Applicant Landlord, within 14 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 27th July 2021, being the date of the Adjudication Hearing, at the rate of €1,200 per month or proportionate part thereof at the rate of €39.45 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €1,100 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 15 September 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director