

## Residential Tenancies Board

### Determination Order

Ref: DR0621-70670 / 0621-70598

In the matter of John Hayes, Sheila Hayes [Applicant/Respondent Landlords] and Padraig Kearney [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 with a date of service of 28/5/2021, served by the Applicant/Respondent Landlords on the Respondent/Applicant Tenant, in respect of the tenancy of the dwelling at 24 Lower Gate, Cashel, Co. Tipperary, E25RN39 is valid.
2. The Respondent/Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent/Applicant Tenant shall pay the sum of €1,866.84 to the Applicant/Respondent Landlords, within 28 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/Applicant Tenant shall also pay any further rent outstanding from 23rd August 2021, being the date of the Adjudication Hearing, at the rate of €675.00 per month proportionate part thereof at the rate of €22.19 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent/Applicant Tenant and any other persons residing therein.
5. The Applicant/Respondent Landlords shall refund the security deposit of €450.00 to the Respondent/Applicant 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 24 November 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

