

Residential Tenancies Board

Determination Order

Ref: DR0718-45646

In the matter of Declan Brennan [Applicant Landlord] and Jonathon Ward [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 06 June 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 66 Ushnagh Court, Mullingar, Co. Westmeath, 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €21,400 to the Applicant Landlord, within 14 days of the date of issue of this Order, being two years' arrears amounting to €20,400, due and owing as of 20 August 2018, being the date of hearing, along with damages of €1,000 for failure to pay same, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 20 August 2018, being the date of hearing, to the Applicant Landlord, at the rate of €850 per month or proportionate part thereof at the rate of €27.95 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 26 October 2018.



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director