

Residential Tenancies Board

Determination Order

Ref: DR0718-45669

In the matter of Joseph Morgan [Applicant Landlord] and Katie Porter [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 the 17th April 2017, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 11 Heffernan's Terrace, Castlemartyr, Co. Cork, 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 56 days of the date of issue of this Order;
3. The Respondent Tenant shall pay any further rent outstanding from 1st August 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €550 per month or proportional part thereof at the rate of €18.08 per day, together with any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling;
4. The Applicant Landlord shall refund the entire of the security deposit of €550 to the Respondent Tenant, upon the 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 18 September 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director