

Residential Tenancies Board

Determination Order

Ref: DR0718-46184

In the matter of David McCay [Applicant Landlord] and Charlene Bell-Ward, Owen Ward [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on 1 June 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 3 Dartry Vale, Kinlough, Co. Leitrim, are valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Determination Order, by the Board
3. The Respondent Tenants shall pay the total sum of €5909.26 to the Applicant Landlord, within 90 days of the date of issue of this Determination Order, being rent arrears of €4909.26 and damages of €1000.00 for breaches of their obligations, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 7 August 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €110.00 per week or proportional part thereof at the rate of €15.71 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €440.00 to the Respondent Tenants, 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