

Residential Tenancies Board

Determination Order

Ref: DR0718-46268

In the matter of Helen O'Brien [Applicant Landlord] and Michael Cahill [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 11th June 2018 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at No 3, Dunloe Lodge, Plunkett Street, Killarney, Co. Kerry, 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 Determination Order by the Board.
3. The Respondent Tenant shall pay the total sum of €1,848.57 to the Applicant Landlord, within 70 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 10 August 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €95.00 per week or proportional part thereof at the rate of €13.57 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 he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €100.00 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 4 October 2018.



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