

Residential Tenancies Board

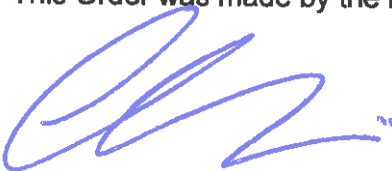
Determination Order

Ref: DR0719-55698

In the matter of Kieran O'Connor [Applicant Landlord] and Conal Farragher, Jasmine Gibbons [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 31st day of May 2019 on the Respondent Tenants in respect of the tenancy of the dwelling at 4 New Street, Headford, Co. Galway, H91Y3FW is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €2,614.18 to the Applicant Landlord, in 5 equal instalments at the rate of €500 per calendar month, on the 1st of each month, followed by one further instalment of €114.18 in the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €2,514.18 together with the sum of €100 awarded in respect of damages as a result of the Tenants failure to comply with their legal obligations to discharge rent in accordance with Section 16 of the Act and in failing to vacate the rented property after the service of a valid Notice of Termination.
4. The enforcement of this Order for such payment of €2,614.18 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €2,614.18 has been paid in full.
5. The Respondent Tenants shall also pay any further rent outstanding from the 14th day of August 2019, at the rate of €700 per month or proportional part thereof at the rate of €23.01 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenants vacate the above dwelling.
6. The Applicant Landlord shall refund the entire of the security deposit of €700 to the Respondent Tenants, upon the Respondent Tenants 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 30 September 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director