

Residential Tenancies Board

Determination Order

Ref: DR0719-55767

In the matter of Don McAuliffe [Applicant Landlord] and Thomas Leahy [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 3 December 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 4, Carrigmore, 24 Sunday's Well Road, 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 above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 2 September 2019, 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 he vacates and gives up possession of the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €420.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 24 October 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director