

Residential Tenancies Board

Determination Order

Ref: DR0719-56057

In the matter of Elizabeth McArdle [Applicant Landlord] and Christopher Grogan and Maura Smyth [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 by the Applicant Landlord on the 29th June 2019 on the Respondent Tenants in respect of the tenancy of the dwelling at Mark's Cottage, Old Dundalk Road, Carlingford, County Louth, 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 21 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €2,100 to the Applicant Landlord, within 21 days of the date of issue of this Order, being rent arrears in the sum of €1,493 in respect of the tenancy of the above dwelling together with damages for breach of tenant obligations in the sum of €607 for smoking at the premises and keeping pets at the premises and refusing the Landlord reasonable access to the premises and for damages for excessive wear and tear to the dwelling at the above address.
4. The Applicant Landlord shall refund the entire of the security deposit of €625 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.
5. The Respondent Tenants shall also pay any further rent outstanding from 3rd October 2019 to the Applicant Landlord at the rate of €650 per month or proportional part thereof at a daily rate of €21.37, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, until such time as they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 14 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director