

Residential Tenancies Board

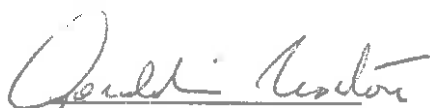
Determination Order

Ref: DR0719-56105

In the matter of Eleanor Mullally-Staunton [Applicant Landlord] and Luke Comerford [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 23 September 2019, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 14 Trinity Square, Waterford, 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 on 30 September 2019, or if he has not vacated the dwelling on that date, within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €298.65 to the Applicant Landlord within 14 days of the date of issue of this 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 30 September 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €800.00 per month or proportional part thereof at the rate of €26.30 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates and gives up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €800.00 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 28 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director