

Residential Tenancies Board

Determination Order

Ref: DR0720-62981

In the matter of Carole Scanlon [Applicant Landlord] and Aisling Coughlan [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 12th September 2019 as served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 38 Aglish, Castlebar, Co. Mayo, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €10,152.32 to the Applicant Landlord, within 28 days of the date of issue of this Order, being 16 months and 28 days' rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 8th September 2020, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €600 per month or proportionate part thereof at the rate of €19.72 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 the above dwelling is vacated by her and any other person/s currently residing therein.
5. The Applicant Landlord shall refund the security deposit of €600 to the Respondent Tenant, on gaining 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 09 December 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director