

Residential Tenancies Board

Determination Order

Ref: DR0721-70938, DR0721-70973

In the matter of Sean Brosnan, Orla McAuliffe [Applicant/Respondent Landlords] and Olivia Doran [Respondent/Applicant Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 10th June 2021 served by the Applicant/Respondent Landlords on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at 16 Ard Aoibhinn, Rosslare Strand, Co. Wexford is valid.
2. The Respondent/Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 84 days of the date of issue of this Determination Order.
3. The Respondent/Applicant Tenant shall also pay any further rent outstanding from 1st October 2021, being the date of the Adjudication Hearing, at the rate of €800.00 per month or proportionate part thereof at the rate of €26.30 per day, unless lawfully varied, and any other charges as 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 the Respondent/Applicant Tenant and any other persons residing therein.
4. The Respondent/Applicant Tenant shall forthwith cease and desist from remunerated childminding or any other paid business activities in or on the above dwelling.
5. The Applicant/Respondent Landlords shall refund the security deposit of €800.00 to the Respondent/Applicant 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 08 December 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director