

Residential Tenancies Board

Determination Order

Ref: DR0721-71363, DR0721-71403

In the matter of Alexis Amaye [Applicant/Respondent Tenant] and Marie O'Sullivan [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 21st June 2021 served by the Respondent/Applicant Landlord on the Applicant/Respondent Tenant in respect of the tenancy of the dwelling at 2 Brookfield Villas, College Road, Co. Cork, T12K6V2 is valid.
2. The Applicant/Respondent Tenant and any other persons 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 Determination Order.
3. The Applicant/Respondent Tenant shall pay the total sum of €9,104.50 to the Respondent/Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears of €9,104.50 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenant shall also pay any further rent outstanding from 3rd November 2021, being the date of the Adjudication hearing, at the rate of €2,020.90 per month or proportional part thereof at the rate of €66.44 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Applicant/Respondent Tenant and any other persons residing therein.
5. The Respondent/Applicant Landlord shall refund the entire of the security deposit of €2,023.00 to the Applicant/Respondent Tenant, upon the Applicant/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 22 December 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director