

Residential Tenancies Board

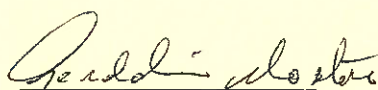
Determination Order

Ref: DR0723-87215

In the matter of Tom O'Brien [Applicant Landlord] and Raymond Malone, Sarah Leech [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 10th February 2023 served by the Applicant on the Respondent Tenants in respect of the tenancy of the dwelling at 76 Laurel Drive, Esker Hills, Portlaoise, County Laois is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within seven days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €16,000.00 to the Applicant, within seven days of the date of issue of the Order, being rent arrears of €16,000.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay to the Applicant any further rent outstanding from 14th December 2023, being the date of the Adjudication hearing, at the rate of €900.00 per month or proportional part thereof at the rate of €29.51 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 Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 28 February 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director