

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0818-46690**

In the matter of Petronella O Driscoll, Jospeh O' Driscoll [Applicant Landlords] and Ian Fitzgibbon [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 25th July 2018, by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 83 Stoneleigh, Craddockstown, Naas, Co. Kildare, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,325.50 to the Applicant Landlords, within 7 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 22nd August 2018, being the date of the adjudication hearing, to the Applicant Landlords, at the rate of € 1,650.00 per month or proportional part thereof at the rate of €54.25 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 the above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €1,650.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 15 November 2018.



Claire Diggin  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director