

Residential Tenancies Board

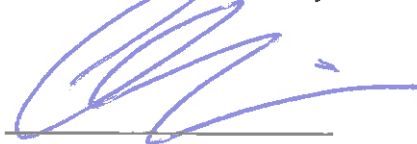
Determination Order

Ref: DR0818-46785

In the matter of Stephanie Tyrrell [Applicant Tenant] and Christine Carthy, Patrick Murphy [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 13th August 2018, on behalf of the Respondent Landlord, on the Applicant Tenant, in respect of the tenancy of the dwelling at Spring Valley House, Andy's Lane, Galbally, Enniscorthy, Wexford is valid.
2. The Applicant Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Order.
3. The Applicant Tenant shall pay the total sum of €23.36 to the Respondent Landlord, within 14 days of the date of issue of this Order, being rent arrears in the sum of €723.36 up to the 31st August 2018, being the date of the adjudication hearing, less €700 damages for breach of s12(1)(a) and (b) of the Residential Tenancies Act 2004, in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall pay any rent outstanding from the 31st August 2018, at the rate of €1000 per month and/or €32.88 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 she vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1,000 to the Applicant Tenant, upon the Applicant 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 12 October 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director