

Residential Tenancies Board

Determination Order

Ref: DR0818-47410

In the matter of Condon Healy Partnership [Applicant Landlord] and Philip O'Malley (otherwise known as Philip Courtney) [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 the 15th May 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 13 Coach Yard, Kevinsfort, Sligo, is valid, and the tenancy of the dwelling thus terminated on 13 June 2018.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Determination Order. The Respondent Tenant shall also return the keys of the dwelling to the Applicant Landlord within the same 7 days.
3. The Respondent Tenant shall pay the total sum of €4,424.56 to the Applicant Landlord, within 70 days of the date of issue of this Determination Order. This sum represents rent arrears up to 30 September 2018 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 1st October 2018, to the Applicant Landlord, at the rate of €850.00 per month or proportional part thereof at the rate of €27.94 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 dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit to the Respondent 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 24 January 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director