

Residential Tenancies Board

Determination Order

Ref: DR0819-56435

In the matter of Stephen Tennant [Applicant] (In his capacity as Receiver over the certain assets of Pdraig Kenny, Landlord) and John Ward [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 9 May 2019 on behalf of the Applicant Receiver on the Respondent Tenant in respect of the tenancy of the dwelling at 100 Country Meadows, Cloontooa, Tuam, Co. Galway is valid.
2. The Notice of Termination served on 13 June 2019 on behalf of the Applicant Receiver on the Respondent Tenant in respect of the tenancy of the dwelling at 100 Country Meadows, Cloontooa, Tuam, Co. Galway is valid.
3. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling and return the keys of the Dwelling to the Applicant Receiver or his agent on or before 1 May 2020 or within 7 days of the issue of this Order which ever is the later date.
4. The Respondent Tenant shall pay the Applicant Landlord the total sum of €1,300.98 within 28 days of the issue of this Order. This sum represents rent arrears in respect of the tenancy of the dwelling up to 31 October 2019.
5. From 1 November 2019 onwards the Respondent Tenant shall also pay the rent at the rate of €433.33 per month or €14.24 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement until such time as he vacates the above Dwelling.
6. The Applicant Receiver shall refund the entire of any 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 13 February 2020.



Emer Morrissey

Assistant Director

Duly authorised to sign on behalf of the Director