

Residential Tenancies Board

Determination Order

Ref: DR0819-56584

In the matter of Sharon Ward [Applicant Landlord] and Timothy Tadgh Ryan [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 27th June 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 29 New Street, Scotch Hall, Drogheda, Co. Louth, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €220 to the Applicant Landlord, within 28 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 30th September 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €980 per month or proportional part thereof at the rate of €32.22 per day, 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 Landlord shall refund the entire of the security deposit of €925 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 28 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director