

Residential Tenancies Board

Determination Order

Ref: DR0819-56605

In the matter of Martin O'Keeffe [Applicant Landlord] and Veronica Swan, Keith Swan [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 5 July 2019 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 8 The Cottage, Redbarn, Youghal, Co. Cork is valid, and the tenancy terminated on 9 August 2019.
2. The Respondent Tenants 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 Landlord or his agent on or before 20 November 2019 or within 7 days of the issue of this Order whichever is the later date.
3. The Respondent Tenants shall pay the total sum of €2,850.00 to the Applicant Landlord within 7 days of the issue of this Order. This sum represents rent arrears up to 8 September 2019.
4. From 8 October 2019 onwards the Respondent Tenants shall also pay the equivalent of the monthly rent to the Applicant Landlord at the rate of €950.00 per month or €31.23 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenants vacate the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit to the Respondent Tenants on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
6. The Respondent Tenants' complaints of breach of landlord obligations up to 20 September 2019 are not upheld.

This Order was made by the Residential Tenancies Board on 07 November 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director