

Residential Tenancies Board

Determination Order

Ref: DR0820-63647

In the matter of Eimear O'Riordan, William O'Riordan [Applicant Landlords] and Seamus McCarthy [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 7 August 2020 served by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at Ballymacooly More, Mogeely, Co. Cork, 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 sum of €4929.34 to the Applicant Landlords, within 70 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 8 October 2020, being the date of the Adjudication Hearing, to the Applicant Landlords, at the rate of €1150.00 per month or proportionate part thereof at the rate of €37.81 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 the above dwelling is vacated by him and any other person/s residing therein.
5. The Applicant Landlords shall refund the security deposit of €1150.00 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 11 November 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director