

Residential Tenancies Board


Determination Order

Ref: DR0820-63704

In the matter of Sean Kelleher, Roisin Kelleher [Applicant Landlords] and Eric Kavanagh [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 24th February 2020 served by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at Tir An Fiad, 36 Sandymount Avenue, Glasheen Road, Co. Cork, T12HEC8 is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on 20th May 2021 or after the expiration of 55 days from the end of the Emergency Period, or within 10 days of the date of issue of this Determination Order by the RTB, whichever is the later.
3. The Applicant Landlords shall refund the security deposit of €320 to the Respondent Tenants, upon the Respondent Tenant vacating and giving up 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 August 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director