

Residential Tenancies Board


Determination Order

Ref: DR0822-79127

In the matter of Pat McDonagh [Applicant Landlord] and Claire Coughlan [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 the 1st of July 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 308 Glenlara House, Mountkenneth, Co. Limerick, V94YX07, 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €5,370.96 to the Applicant Landlord, within 60 days of the date of issue of this Determination 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 the 8th of December 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €650.00 per month or proportionate part thereof at the rate of €21.37 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 the Respondent Tenant and any other person/s currently residing therein.
5. The Applicant Landlord shall refund the security deposit of €450.00 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 01 February 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director