

Residential Tenancies Board

Determination Order

Ref: DR0822-79176

In the matter of Sean Lynch [Applicant Tenant] and Martina Carroll [Respondent Landlord] 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 16 September 2022 served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at "Saint Anthony's", Lower Main Street, Kingscourt, Co. Cavan, A82V0F1, is valid.
2. The Applicant Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 10 days of the date of issue of this Determination Order.
3. The Applicant Tenant shall pay the sum of €553.55 to the Respondent Landlord, within 10 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall also pay any further rent outstanding from 7 December 2022, being the date of the (virtual) adjudication hearing, to the Respondent Landlord, at the rate of €520.00 per month or proportionate part thereof at the rate of €17.10 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 Applicant Tenant and any other person/s currently residing therein.
5. The Respondent Landlord shall refund the security deposit of €430.00 to the Applicant 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 25 January 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director